BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING
TUESDAY, MAY 12, 2026
AGENDA

Tuesday, May 12, 2026 **1:30 PM** **Hearing Room**

Invocation – Darrin Kessler

1:30 PM

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. Recognition of Police Week - Presented by the Douglas County Sheriff's Office.

b. Resolution Proclaiming May 2026 as Mental Health Awareness Month.
Laura Ciancone, Douglas County Mental Health Division Manager — *County Administration*

Attachments: Resolution Proclaiming May 2026 as Mental Health Awareness Month

c. Citizen Recognition of Heather Thompson, AllHealth Clinician - Presented by Chris Maes, Veterans Services Offices Supervisor.

3. Consent Agenda

a. Approval of Business Meeting Minutes from April 28, 2026.

Attachments: Minutes Business Meeting 04.28.2026

b. Approval of Land Use/Public Hearing Minutes from April 28, 2026.

Attachments: Minutes LU_PH Meeting 04.28.2026

c. Approval of Vouchers May 5, 2026
Christie Guthrie, Director of Finance — *Finance Department*

Attachments: 05.05.26 BOCC

d. Approval of Vouchers May 12, 2026
Christie Guthrie, Director of Finance — *Finance Department*

Attachments: 05.12.26 BOCC

e. Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month.
Brittany Cassell, Curator — *Department of Community Development*

Attachments: Cover Page
Staff Report - May 2026 Archaeology and HP Month

f. Following the Recommendation of Assessor's Office to Settle BAA Appeal.
Jeff Garcia, County Attorney — *County Attorney*

Attachments: Cover Page
Board Memo 5.12.26

g. Resolution Approving the Recommendation of the Abatement Hearing Referee.
Ashley Chamberlain, Paralegal — *County Attorney*

Attachments: Cover Page
Abatement Approval of Hearing Referee Resolution - April 2026
Abatement Approval of Hearing Referee Documents

h. Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.
Ashley Chamberlain, Paralegal — *County Attorney*

Attachments: Cover Page
Abatement Approval Resolution - April 2026
Abatement Approval Resolution Documents

i. 2026-2027 Colorado Department of Human Services, Jail Based Behavioral Health Services Program Amendment #7.
Philip Domenico, Detentions Division Chief — *Sheriff*

Attachments: Cover Page
23 IBEH 174449 - Am 7 - (203689) - Douglas County - BHAS - JBBS

j. Request to Approve and Sign a Second Amendment to the Public Contract for Service with the Omni Institute for Work Related to the Colorado Opioids Settlement in the Amount of $266,076.00.
Maureen Waller, Special Projects Manager — *County Administration*

Attachments: Cover Page
2026 Omni 2nd Amendment to PCS

k. Contract Amendment and Purchase Order Totaling $134,165.00 to Summit Pro Rodeo, as the Stock Contractor for the 2026 Douglas County Fair & Rodeo Pro Rodeo Cowboys Association Performances.
Zach Burns, Fairgrounds Manager, FFESS — *Fairgrounds Operations*

Attachments: Cover Page
2026 Douglas County Second Amendment PCS - Summit Pro Rodeo_122125

l. Purchase Order and Application to Professional Rodeo Cowboys Association for a Total Purse of $189,000.00 for the 2026 Douglas County Rodeo.
Zach Burns, Fairgrounds Manager, FFESS — *Fairgrounds Operations*

Attachments: Cover Page
2026 PRCA Approval Application
RodeoForesheet_Download

m. Fee Waiver Request from Parker Senior Center for $225.00 for their Company Picnic at Challenger Regional Park on August 12, 2026.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
Fee Waiver Request Parker Senior Center 2026

n. Fee Reduction Request in the Amount of $6,510.00 for the 2nd Annual Roaring Fork Kennel Club Dog Show at Fairgrounds Regional Park.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
Fee Reduction Roaring Fork Kennel Club 2026

o. Fee Waiver Request in the Amount of $250.00 for Douglas County School District Nutrition Services at Challenger Park, Parking Lot Area.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
Fee Waiver Staff Report DCSD Nutrition

p. Fee Waiver Request in the Amount of $250.00 for Nueva Vida Ministries at Fairgrounds Regional Park Field 4.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
La Liga Soccer_May 2026 Request

q. Use Fee Modification Request from $875.00 to $500.00 for the Girl Scouts of Colorado 5-day Camp at Rueter-Hess Reservoir July 13 to 17, 2026.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
Fee Reduction Request Girl Scouts July 2026

r. Fee Waiver Request in the Amount of $1,210.00 for the Town of Parker's Dash Across the Dam 5K at Rueter-Hess Reservoir.
Steve Shoultz, CPRE, Director of Parks and Recreation — *Parks and Recreation Department*

Attachments: Cover Page
Fee Waiver Dash Across the Dam 2026

s. Annual Cisco ThousandEyes Maintenance Renewal and the Purchase of Network Hardware for the Elections Department in the Amount of $117,060.79.
Jim Brown, Chief Technology Officer — *Information Technology*

Attachments: Cover Page
ANM 2026 ThousandEyes +61,851.26 QT-000111010-2026-03
SR132481 EA Mod
ANM 2026 Meraki Elections 55,209.53 QT-000112488

t. Dust Suppressant and Soil Stabilization IFB012-26 for Award Orders in the Amount of $200,000.00 to Dustpods, LLC, $125,000.00 to Team Laboratories Chemicals, LLC and $150,000.00 to Envirotech Services.
Daniel Roberts, Assistant Director, Operations — *Board of County Commissioners Business Meeting and Potter*

Attachments: Cover Page
Team Laboratory Chemcials Dust Suppressant PO Request_Shawna P
SIGNED- Evirotech Services_Dust_Suppressant PO Request-Shawna P
SIGNED_ Dust Pods Dust Suppressant PO Request-Shawna P
IFB 012-26 Summary Abstract

u. Amendment 1 to Public Contract for Services with B2P, Inc. dba Basis Partners for the Additional Amount of $425,000.00, for the Hilltop Road Project - Segment 1; Douglas County Project Number CI 2020-029.
Cori Cowan, P.E., Capital Improvements Project Engineer — *Department of Public Works Engineering*

Attachments: Cover Page
PCS-Amendment-1-CM-Hilltop-Road-(Basis)-PO 2025393-BOCC 5_12_26-Cori C
Exhibit A-1_Scope_Change_Order_1_Hilltop_CI2020-029 (002)
Exhibit B-1_Fee_ Change_Order_1_Hilltop_CI2020-029_SignedJB

v. Amendment 1 to Public Contract for Services with HDR Engineering, Inc. for Design Services During Construction on the Hilltop Road Improvement Project, for an Additional $24,837.00, Which Takes the Original Contract Amount over $100,000.00, Requiring Board of County Commissioners Approval; and will Also Extend the Expiration Date of the Contract Through June 30, 2027; Douglas County Project Number CI 2020-029.
Benjamin Pierce, P.E., Capital Improvements Projects Supervisor — *Department of Public Works Engineering*

Attachments: Cover Page
Amendment-HDR Eng-Amendment 1 PCS-Hilltop Rd-Ben Pierce CI2020-029

w. Construction Contract with Mocon Pacific, Inc. for the 2026 Urban Storm Sewer UV CIPP Lining Project in the Amount of $191,000.00; Douglas County Project # SP 2026-012.
Deborah E. Kula, P.E., Special Projects Engineer — *Department of Public Works Engineering*

Attachments: Cover Page
Construction Contract - Mocon Pacific - Urban Storm Sewer

x. 2027 Application for the Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA) Grant in the Amount of $2,283,230.00.
Christie Guthrie, Director of Finance — *Finance Department*

Attachments: Cover Page
2027 SF 424 Packet

y. Intergovernmental Agreement - 18th Judicial District Attorney's Office Financial Dissolution.
Dan Avery, Deputy County Manager — *County Administration*

Attachments: Cover Page
JD18 DA financial dissolution IGA

4. Regular Agenda

a. Intergovernmental Agreement Amendment Between the Board of County Commissioners of the County of Douglas and the State of Colorado Department of Transportation Regarding Financial Contribution Toward Construction of the Broadway & Highlands Ranch Parkway Intersection Improvement Project, Douglas County Project Number CI 2021-024.
Benjamin Pierce, P.E., Capital Improvements Project Manager — *Department of Public Works Engineering*

Attachments: Cover Page
IGA Amd -CDOT-Broadway&HRP-May-12-2026

b. Three Budget Reallocations and Award of Construction Contract to Castle Rock Construction Company of Colorado, LLC in the Amount of $6,579,818.08 for the Highlands Ranch Parkway, (Broadway to Burntwood) Project. Douglas County Project Number CI 2026-005.
Amy Strouthopoulos, P.E., Pavement Management Supervisor — *Department of Public Works Engineering*

Attachments: Cover Page
Contract-Castle Rock Construction-HR Pkwy Broadway to Burntwood-Amy S CI2026-005

5. Commissioner Comments

6. Other Business

7. County Manager

a. County Manager Report.

Attachments: County Manager Report 5.12.26

8. Adjournment

The Next Business Meeting Will be Held on Tuesday, March 26, 2026 @ 1:30 p.m.

MEETING DATE: May 12, 2026

DESCRIPTION: Recognition of Police Week - Presented by the Douglas County Sheriff's Office.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Laura Ciancone, Douglas County Mental Health Division Manager

DESCRIPTION: Resolution Proclaiming May 2026 as Mental Health Awareness Month.

SUMMARY: The Douglas County Board of County Commissioners has adopted resolutions recognizing the month of May as Mental Health Awareness Month since 2017. Mental Health Awareness Month was established by Mental Health America in 1949 to elevate mental health, raise awareness, educate the public about mental health conditions and reduce the stigma associated with mental health conditions that impact as many as one in five U.S. adults and one in six U.S. children and adolescents annually.

Resolutions proclaiming May as Mental Health Awareness Month often include statistics on the prevalence of mental and behavioral health conditions in the United States and, in the localities where resolutions are read, emphasize the centrality of mental health to everyone's overall health, celebrate recovery, and may also draw attention to suicide and organizational strategies that address mental and behavioral health. The resolution before the Board of County Commissioners on May 12, 2026 reflects all of the above, including the investments of the Board in mental health programming.

Public recognition of Mental Health Awareness Month is a reminder that everyone has mental health, and the potential mental health to be impacted, regardless of income, zip code, race, gender, politics, or religious affiliation. It is also a recognition of hope and help in hard times, and an affirmation of commitment to fostering the conditions for all people to be well

RECOMMENDED ACTION: Approve Resolution proclaiming May 2026 as Mental Health Awareness Month.

REVIEW:

Doug DeBord	Approve	4/30/2026
Jeff Garcia	Approve	5/4/2026

ATTACHMENTS:

Resolution Proclaiming May 2026 as Mental Health Awareness Month

RESOLUTION NO. R-26-____

THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF DOUGLAS, COLORADO

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, COLORADO, RESOLUTION PROCLAIMING MAY 2026 AS MENTAL HEALTH AWARENESS MONTH

Whereas mental health is an essential part of overall health, and mental health conditions affect many in our communities. In Colorado, 26% of adults and 23% of youth ages 12-17 experience a mental health concern each year; and

Whereas approximately one-half of chronic mental health conditions begin early in life around age 14, and three-quarters by age 24, yet people often wait years – on average 10 years – after symptoms first appear before receiving help; and

Whereas addressing stigma, increasing knowledge and awareness of common mental health conditions can close this gap and improve outcomes; and

Whereas suicide remains a leading cause of death in Colorado. Although statewide youth suicides declined in 2025 to their lowest point since 2007, Douglas County experienced an increase in youth suicides in the last year.

Whereas the 2025 Colorado Health Access Survey reported encouraging improvement: a 50% increase in Coloradans talking to their healthcare professional about mental health, improved care access overall, but especially for children, youth, and middle-aged adults, improved self-reported mental health for adults 30-64, and a halt to a trend of increasingly poor, self-reported mental health for the first time since 2016; and

Whereas the Douglas County Mental Health Collaborative (DCMHC), founded in 2014 under the leadership of the Board of County Commissioners to address gaps and inefficiencies in the mental health system, includes over 50 organizations working to strengthen system of care and improve health outcomes. Its current initiatives include suicide prevention, Mental Health First Aid training, targeted partnerships across public health, justice, treatment, and crisis intervention sectors, community education, stigma reduction, and expanding access to crisis services; and

Whereas the DCMHC launched the Community Response Team (CRT) in May 2017 which to date has served over 11,500 people, prevented over 1,900 unnecessary emergency department visits for mental health crisis, avoided 656 jail bookings, returned first responders to service over 7,700 times, and saved more than $11 million in public safety and healthcare costs. CRT serves the entire county every day of the week; and

Whereas the DCMHC launched The Care Compact in 2020 and the Youth Care Compact in 2024 to provide care coordination for Douglas County residents living with mental health conditions, substance use disorder, intellectual and developmental disability/delay and unmet basic needs. To date, The Care Compact has served over 240 adults resulting in reductions in the use of crisis and emergency services, and the Youth Care Compact has served 98 families. These programs represent a cutting edge to meaningful care and support, as The Care Compact is a nationally recognized program by the National Association of Counties; and

Whereas Douglas County further demonstrated it commitment by establishing a Mental Health Division within its Department of Human Services in 2024, and dedicating over $6 million of the County's American Rescue Plan Act (ARPA) funding to mental health initiatives including Veterans' mental health services, youth and family crisis support, suicide prevention, CRT and Care Compact expansion, community education, men's mental health, and implementation of 9-8-8 known in the state as the Colorado Mental Health Line; and

Whereas the DCMHC encourages early identification and treatment, mental health education, connection, and community engagement to end stigma and support recovery.

NOW WHEREFORE BE IT RESOLVED that the Board of County Commissioners of the County of Douglas, Colorado do hereby proclaim May 1 through May 31, 2026 as Mental Health Awareness Month to shine a light on mental health conditions, promote understanding, reduce stigma, support those affected, and advocate for equitable access to care.

PASSED AND ADOPTED, this 12th day of May 2026 in Castle Rock, Douglas County, Colorado

THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
GEORGE TEAL, Chair

ATTEST:

BY:_____
Hayley Hall, Clerk to the Board

MEETING DATE: May 12, 2026

DESCRIPTION: Citizen Recognition of Heather Thompson, AllHealth Clinician - Presented by Chris Maes, Veterans Services Offices Supervisor.

MEETING DATE: May 12, 2026

DESCRIPTION: Approval of Business Meeting Minutes from April 28, 2026.

ATTACHMENTS:

Minutes Business Meeting 04.28.2026

DOUGLAS COUNTY COLORADO

BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING

TUESDAY, APRIL 28, 2026

MINUTES

Tuesday, April 28, 2026 **1:30 PM** **Hearing Room**

Invocation – Jason Van Divier

1:30 PM

Rollcall

PRESENT: Chairperson Abe Laydon
Commissioner Kevin Van Winkle
Vice Chair George Teal

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been reviewed by his office and they all meet legal approval.

c. Commissioners Disclosure for Items on This Agenda

2. Ceremonies/Proclamations

a. Resolution Proclaiming April as Child Abuse Prevention Month.

Nicole Adams, Assistant Director of Protection Programs, addressed the Board to introduce Camille Gadziala who read the Resolution for this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Ms. Adams addressed the Board to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

This is Motion No. 026-063

Commissioner Laydon moved that the Board approve Resolution Proclaiming April as Child Abuse Prevention Month.

RESULT: ADOPTED
MOVER: Abe Laydon

SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal
Resolution No: R-026-029

b. Recognition of Retired Planning Commissioner Stephen Allen.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Planning Commissioner Stephen Allen addressed the Board to comment on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

c. Employee Recognition for Motor Vehicle Trainer Leslie Ervin.

Emily Wrenn, Deputy Director of Motor Vehicle, addressed the Board to present on this Item.

Karissa Sanders, Department of Motor Vehicle, addressed the Board to comment on this Item.

Leslie Ervin, Department of Motor Vehicle, addressed the Board to provide comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

3. Consent Agenda

This is Motion No. 026-064

Commissioner Laydon moved that the Board approve the requests in Items "a" through "q" and Items "s" through "z" of the Consent Agenda. Item "r" is pulled from the agenda.

RESULT: ADOPTED THE CONSENT AGENDA
MOVER: Abe Laydon
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

a. Approval of Business Meeting Minutes from April 14, 2026.

b. Approval of Special Business Meeting Minutes from May 31, 2026.

c. Approval of Vouchers April 21, 2026

d. Approval of Vouchers April 28, 2026

e. FY2025 RMHIDTA Grant Modification #2

f. Following the Recommendation of Assessor's Office to Settle BAA Appeal.

g. Skinner Settlement.

h. Construction Contract with 53 Corporation, LLC, for the Platte Canyon Roadway Repair DC 67 Project, for the Total Amount of $784,166.00, Douglas County Project Number SP 2026-002.

i. Purchase Order Request for the DC South Simulcast Cell 48V Power Plants with ThinAir Communications in the Amount of $146,755.80.

j. The Douglas County Emergency Communication Authority Intends to Fund the Updated Carbyne APEX, a Cloud-Based, AI 5-Year Solution for the Douglas County Sheriff's Office Communication Center with a Total 5-Year Contract Value of $2,630,467.35.

k. Therapeutic Contract Update with Adaptive Intervention to Right Size Compensation to the Population of Defendants We Are Treating.

l. Fee Waiver Request in the amount of $1,210 for the Parker Homeschool Information Day at Challenger Regional Park.

m. Fee Waiver Request in the Amount of $30,250.00 for the Highlands Ranch Community Association at Highland Heritage Regional Park and Amphitheater and the East/West Regional Trail.

n. Public Contract for Services in the Amount Not to Exceed $191,445.00 Between Douglas County and Architerra Group, Inc., for the Final Design, Bidding, and Construction Administration of Macanta Regional Park.

o. Public Contract for Services in the Amount not to Exceed $1,000,000.00 Between Douglas County and Academy Sports Turf, Inc., for the Scheduled Replacement of Synthetic Turf on Fields E & F at Highland Heritage Regional Park.

p. Public Contract for Services with ERO Resources Corporation in the Amount of $312,494.00.

q. Contract with Manna Resource Center for Douglas County Human Services Child Welfare for $280,000.00.

r. Annual Fortinet Maintenance Renewal Purchase from Advanced Network Management in the Amount of $99,383.51

s. BridgeView IT, Support Services Contract in the Amount of $61,360.00 with a Cumulative Spend of $173,680.00 in 2026.

t. Contract with GHD Digital in the Amount of $187,264.00.

u. Amendment No. 1 to Public Contract for Services with Alfred Benesch & Company, Inc. for

the Waterton Road / Middle Fork Street Roundabout Project. Douglas County Project Number CI 2026-011.

v. Change Order 1 to the Construction Contract with American West Construction, LLC for the Geopolymer Lining Project in the Amount of $410,500.00, Douglas County Project Number SP2025-019.

w. Acceptance of a Secondary Storm Drainage Easement from CORE Electric Cooperative for 3663 Timber Mill Parkway to Provide Access to the Private Stormwater System to Perform Maintenance in the Event the Owner Fails to Adequately Maintain Said Facilities, Douglas County Project No. DV 2025-385.

x. License Agreement with Pinery Commercial Metropolitan District No. 2 for Landscaping and Retaining Walls Along Pinery Center Blvd. in Pinery Village Filing No. 2, Douglas County Project No. DV 2021-332.

y. Intergovernmental Agreement Concerning the Referral of Offenders from the 23rd Judicial District (Douglas County, Lincoln County, and Elbert County) to the Community Corrections Facilities Contracting with the Arapahoe County Community Corrections Board.

z. Intergovernmental Agreement Between the City of Lone Tree and the Board of Douglas County Commissioners Regarding Cost Sharing for Construction of the Happy Canyon Creek Pedestrian Bridge.

4. Regular Agenda

a. Town of Parker Municipal Shareback Request for $2,231,026.01.

Luke Thornton, Department of Parks and Recreation, addressed the Board to present on this Item.

Mary Colton, Director of Parks, Recreation, and Open Space at Town of Parker, addressed the Board to present on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Ms. Colton addressed the Board to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-065

Commissioner Van Winkle moved that the Board approve Town of Parker Municipal Shareback Request for $2,231,026.01.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon, Van Winkle, Teal

b. Intergovernmental Agreement Between the Town of Castle Rock and Douglas County Regarding Cost Sharing to Establish the Link On Demand Pilot Program.

Ryan Arthur, Community Services, addressed the Board to present on this Item.

David Corliss, Castle Rock Town Manager, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Public Comment:

Kim Carol, Parker, addressed the Board to provide public comment.

Mr. Arthur addressed the Board to help answer questions from public comment.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-066

Commissioner Laydon moved that the Board approve Intergovernmental Agreement Between the Town of Castle Rock and Douglas County Regarding Cost Sharing to Establish the Link On Demand Pilot Program.

RESULT: ADOPTED
MOVER: Abe Laydon
SECONDER: Kevin Van Winkle
AYES: Laydon, Van Winkle, Teal

c. Construction Contract and Purchase Order for The Douglas County Biochar Facility and Associated Site Development for Future Recycling Facilities and Programs, to Bauen Studios, for a Total Contract Amount of $7,876,169.81.

Dan Roberts, Assistant Director of Public Works Operations, addressed the Board to present on this Item.

Jared Tanaka, Public Works, addressed the Board to present on this Item.

Holly Carrell, Director of Strategic Solutions, addressed the Board to present on this Item.

Mr. Roberts readdressed the Board to further present on this Item.

Tim Hallmark, Director of Facilities and Fleet & Emergency Support Services, addressed the Board to present on this Item.

Commissioner Van Winkle asked a clarifying question.
Mr. Roberts addressed the Board to answer the Commissioner's question.

Mr. Roberts readdressed the Board to further present on this Item.

Commissioner Laydon commented on this Item.

Mike Alexander, Director of Emergency Management, addressed the Board to comment on this Item.

Commissioner Laydon commented on this Item.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item and asked a clarifying question.
Mr. Hallmark addressed the Board to answer the Commissioner's question.

Commissioner Teal commented on this Item.

This is Motion No. 026-067

Commissioner Van Winkle moved that the Board approve Construction Contract and Purchase Order for The Douglas County Biochar Facility and Associated Site Development for Future Recycling Facilities and Programs, to Bauen Studios, for a Total Contract Amount of $7,876,169.81.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Laydon, Van Winkle, Teal

5. Commissioner Comments

6. Other Business

7. County Manager

a. County Manager Report.

8. Adjournment

The Next Business Meeting Will be Held on Tuesday, May 12, 2026 @ 1:30 p.m.

MEETING DATE: May 12, 2026

DESCRIPTION: Approval of Land Use/Public Hearing Minutes from April 28, 2026.

ATTACHMENTS:

Minutes LU_PH Meeting 04.28.2026

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING/PUBLIC HEARING

TUESDAY, APRIL 28, 2026

MINUTES

Tuesday, April 28, 2026 **2:30 PM** **Hearing Room**

2:30 PM

Rollcall

PRESENT: Vice Chair George Teal
Chairperson Abe Laydon
Kevin Van Winkle

1. Call to Order

a. Pledge of Allegiance

b. Attorney Certification of Agenda

Jeff Garcia, County Attorney, said that all items on today's agenda have been properly noticed and the Board has jurisdiction to proceed.

c. Commissioners Disclosure for Items on This Agenda

2. Land Use Meeting Agenda Items

3. Public Hearing Agenda Items

a. Bloom Preliminary Plan - Project File: SB2025-017.

Mike Pesicka, Department of Community Development, addressed the Board to present on this Item.

Eric Carlson, applicant representative, addressed the Board to present on this Item.

Paul Shoukas, applicant, addressed the Board to present on this Item.

Commissioner Laydon asked a clarifying question.
Mr. Pesicka addressed the Board to answer the Commissioner's question.

Mr. Carlson readdressed the Board to further present on this Item.

Commissioner Teal asked the applicant if they agreed to the conditions as presented.
Mr. Carlson addressed the Board to agree to the conditions.

Commissioner Laydon asked clarifying questions.

Mr. Carlson addressed the Board to answer the Commissioner's questions.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item and asked clarifying questions.
Mr. Shoukas addressed the Board to answer the Commissioner's questions.

Public Comment: None

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-068

Commissioner Van Winkle moved that the Board approve Bloom Preliminary Plan because it does meet all of the approval criteria, with 7 conditions as presented - Project File: SB2025-017.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

b. Vacation of a Portion of Cottonwood Avenue - Road Vacation - Project File: SB2026-004.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Commissioner Van Winkle asked clarifying questions.
Ms. Bare addressed the Board to answer the Commissioner's questions.

John Coffman, applicant, addressed the Board to provide comment.

Commissioner Van Winkle commented on this Item and asked a clarifying question.
Mr. Coffman addressed the Board to answer the Commissioner's question.

Public Comment:
Kenneth Ramsey addressed the Board to provide public comment.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item and asked clarifying questions.
Mr. Coffman addressed the Board to answer the Commissioner's questions.
Ms. Bare addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.
Ms. Bare addressed the Board to answer the Commissioner's questions.
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's questions.
Mr. Coffman addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item and asked clarifying questions.
Ms. Bare addressed the Board to answer the Commissioner's questions.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item and asked a clarifying question.
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's questions.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Laydon commented on this Item.

Commissioner Teal commented on this Item.

Commissioner Van Winkle commented on this Item and asked a clarifying question.

Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's question.

Commissioner Laydon commented on this Item and asked a clarifying question.
Jeff Garcia, County Attorney, commented on this Item to help answer the Commissioner's question.

Commissioner Van Winkle commented on this Item.

Commissioner Teal commented on this Item.

This is Motion No. 026-070

Commissioner Van Winkle moved that the Board approve Vacation of a Portion of Cottonwood Avenue because it does meet all of the approval criteria, with 2 conditions as presented - Project File: SB2026-004.

RESULT: ADOPTED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Vice Chair Teal and Commissioner Van Winkle
NAYS: Laydon

This is Motion No. 026-069

Commissioner Laydon moved that the Board deny Vacation of a Portion of Cottonwood Avenue. The motion failed by the following vote:

RESULT: NO ACTION TAKEN
MOVER: Abe Laydon
SECONDER: George Teal
AYES: Laydon
NAYS: Vice Chair Teal and Commissioner Van Winkle

c. Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment -Use by Special Review Amendment for the Sedalia Recycling Center and Depository - Project File: US2025-001.

Jeanette Bare, Department of Community Development, addressed the Board to present on this Item.

Dalton Ellis, applicant, addressed the Board to present on this Item.

Public Comment: None

Commissioner Laydon commented on this Item.

Commissioner Van Winkle commented on this Item.

Commissioner Teal asked the applicant if they agreed to the conditions as presented.

Mr. Ellis addressed the Board to accept the conditions.

This is Motion No. 026-071

Commissioner Laydon moved that the Board approve Zoning Resolution Waiver for 5970 N US Highway 85, 6th Amendment -Use by Special Review Amendment for the Sedalia Recycling Center and Depository because it does meet all of the approval criteria, with 3 conditions as presented - Project File: US2025-001.

RESULT: ADOPTED
MOVER: Abe Laydon
SECONDER: Kevin Van Winkle
AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

d. Resolution supplementing the 2026 Adopted Budget for the County of Douglas, Colorado to Recognize New Revenues received since Annual Budget Adoption, Appropriate Restricted, Committed, Assigned, and Unassigned Fund Balances in the Amount of $55,159,453.

This is Motion No. 026-072

Commissioner Van Winkle moved that the Board Continue a Resolution supplementing the 2026 Adopted Budget to May 12, 2026 at 2:30 p.m.

RESULT: CONTINUED
MOVER: Kevin Van Winkle
SECONDER: Abe Laydon
AYES: Vice Chair Teal, Laydon and Commissioner Van Winkle

4. Adjournment

The Next Land Use Meeting / Public Hearing Will be Held on Tuesday, May 12, 2026 @ 2:30 p.m.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers May 5, 2026

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	$	3,496,633.60
Electronic Funds Transfers	$	220,988.00
Handwritten Checks	$	964,706.52
Purchasing Card Charges	$	
Election Judges	$	
TOTAL:	**$**	**4,682,328.12**

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	4/29/2026
Jeff Garcia	Approve	5/1/2026
Doug DeBord	Approve	5/1/2026

ATTACHMENTS:

05.05.26 BOCC

R55AP001 | DOUGLAS COUNTY GOVERNMENT | 4/28/2026
Payment Register Report | 9:26:32

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114807	05/06/26	23RD JUDICIAL DISTRICT JUVENILE ASSESSMENT CENTER	SF1786	223	862301	DA23 - DCJ DIVERSION GRT (513)	443600	Other Professional Services	15,000.00	Q1 2026 COMMUNITY ASSESSMENT
114808	05/06/26	ACORN PETROLEUM INC	43132IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	9,455.17	FUEL FOR HIGHLANDS RANCH SUBSTATION
			42594IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	4,705.91	FUEL FOR HIGHLANDS RANCH
			42593IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	508.79	FUEL FOR EMERGENCY VEHICLE OPERATIONS CENTER
			38488IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	22,813.30	FUEL FOR CASTLE ROCK
			43573IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	2,971.41	FUEL FOR NORTHWEST FACILITY
			43574IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	4,910.76	FUEL FOR HIGHLANDS RANCH
			43575IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	3,808.30	FUEL FOR SEDALIA
			43576IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	3,550.47	FUEL FOR SOUTHEAST FACILITY
			43133IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	3,155.36	FUEL FOR SOUTHEAST FACILITY
			43265IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	3,322.20	FUEL FOR TRUMBULL
			38547IN	100	19910	FLEET MAINTENANCE	436150	Fleet Tanks Fuel	24,217.37	FUEL FOR PARKER
								Total Payment	**83,419.04**	
114809	05/06/26	AGING RESOURCES OF DOUGLAS COUNTY	OAIHMKR426	100	861587	ARPA - AGING RESOURCES OLDER A	443600	Other Professional Services	10,369.75	OAI SENIOR HOMEMAKER GRANT
114810	05/06/26	ALKU TECHNOLOGIES LLC	677209	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,000.00	IT SUPPORT
114811	05/06/26	ALLHEALTH NETWORK	2606	296	861582	ARPA - CARE COMPACT	443600	Other Professional/Partner Svs	8,033.21	MAR 2026 DOUGLAS COUNTY HEALTH INITIATIVE
114812	05/06/26	ALLIED UNIVERSAL SECURITY SERVICES	18320279	100	21400	COURT SERVICES	443350	Security Services	54,836.01	GUARD SERVICES - JUSTICE CENTER
			18322100	100	21400	COURT SERVICES	443350	Security Services	6,771.60	GUARD SERVICES - HIGHLANDS RANCH SUBSTATION
			18320280	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,771.60	GUARD SERVICES - HIGHLANDS RANCH MOTOR VEHICLE
			18320281	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,771.60	GUARD SERVICES - ELECTIONS
			18320282	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,763.05	GUARD SERVICES - HUMAN SERVICES
			18325916	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	15,526.80	GUARD SERVICES - MERIDIAN
			18320283	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	14,128.65	GUARD SERVICES - DOWNTOWN
			18320284	100	19100	FACILITIES ADMINISTRATION	443350	Security Services	6,780.15	GUARD SERVICES - PARK MEADOWS MOTOR VEHICLE
								Total Payment	**118,349.46**	
114813	05/06/26	AMERICAN WEST CONSTRUCTION LLC	252603/2025788	230	800437	BRIDGE REPAIR PROJECTS	473200	Road-St Drainage Construction	52,600.00	GEOPOLYMER PROJECT
			252603RTNG/2025788	230	800437	BRIDGE REPAIR PROJECTS	211810	Retainage Payable	(2,630.00)	GEOPOLYMER PROJECT
			252603RTNG/2025787	200	800506	STORMWATER PRIORITY PROJECTS	211810	Retainage Payable	(33,966.05)	GEOPOLYMER PROJECT
			252603/2025787	200	800506	STORMWATER PRIORITY PROJECTS	473200	Roads, St., Drainage-Contr	679,321.00	GEOPOLYMER PROJECT
								Total Payment	**695,324.95**	
114814	05/06/26	AMRIZE WEST CENTRAL INC	722415036	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,533.27	ASPHALT FOR PAVING
			722425870	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	2,086.63	ROAD BASE
			722425869	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	505.31	ASPHALT FOR PAVING
			722408176	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	3,446.99	ROAD BASE
			722408175	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	6,836.52	ROAD BASE
			722420566	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	27,510.21	ROAD BASE
			722417329	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	8,449.89	ROAD BASE
			722417328	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	2,089.92	ASPHALT FOR PAVING
			760341237	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	(528.97)	UNDELIVERED PRODUCT
			722420567	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,027.33	ASPHALT FOR PAVING
			722417330	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	13,634.90	ROAD BASE
								Total Payment	**66,592.00**	
114815	05/06/26	ARAPAHOE COUNTY	1800009214	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	10,045.82	Q1 2026 HS CONNECTS
114816	05/06/26	ARAPAHOE/DOUGLAS WORKS WORKFORCE CENTER	1800009178TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	6,561.96	MAR 2026 YOUTH EMPLOYMENT
			1800009178	210	44275	EMPLOYMENT FIRST	443600	Other Professional Services	1,642.29	MAR 2026 EMPLOYMENT FIRST
			1800009178BCA	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	5,588.85	MAR 2026 TANF CASE MANAGEMENT
								Total Payment	**13,793.10**	

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114817	05/06/26	ARCHITERRA GROUP INC	8470	250	850817	MACANTA REGIONAL PARK	473500	Parks & Recreation Improvement	18,910.61	MACANTA CONTRACT MANAGEMENT
114818	05/06/26	ARMORED KNIGHTS INC	11151	210	44100	ADMINISTRATION BLOCK GRANT	447500	Other Purchased Services	121.00	ARMORED CAR SERVICES
			11153	100	21125	SUPPORT SERVICES	447500	Other Purchased Services	620.60	ARMORED CAR SERVICES
			11150	100	12400	MOTOR VEHICLE	444400	Service Contracts	930.90	ARMORED CAR SERVICES
								Total Payment	**1,672.50**	
114819	05/06/26	AUTOMATED BUILDING SOLUTIONS INC	A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	72.72	MAR 2026 BUILDING AUTOMATION
			A37823	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	72.72	MAR 2026 BUILDING AUTOMATION
			A37823	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	72.72	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
			A37823	100	19150	JUSTICE CENTER FACILITY MGMT	444400	Service Contracts	72.73	MAR 2026 BUILDING AUTOMATION
								Total Payment	**800.00**	
114820	05/06/26	AXIOM HUMAN RESOURCE SOLUTIONS	QB0023015	210	44100	ADMINISTRATION BLOCK GRANT	433210	Computer Supplies	85.00	MAR 2026 USER FEE
114821	05/06/26	AZTEC SURVEYING AND LOCATING	1682	200	800100	CONTRACTED MAJOR ROAD MAINT	473100	Roads, St., Drainage-Eng.	8,310.00	UTILITY LOCATION
114822	05/06/26	BASIS PARTNERS	2349	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	9,611.34	QUEBEC/PARK MEADOWS DR DESIGN SERVICES
			2349	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	4,315.73	QUEBEC/PARK MEADOWS DR DESIGN SERVICES
			2477	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	10,320.00	QUEBEC/PARK MEADOWS DR DESIGN SERVICES
			2485	230	800854	HAZARD ELIM/CONGESTION MGMT	443600	Other Professional Services	14,301.35	QUEBEC/PARK MEADOWS DR DESIGN SERVICES
								Total Payment	**38,548.42**	
114823	05/06/26	BOB BARKER COMPANY	INV2226467	100	21500	DETENTION	433800	Prisoner Maint. Supplies	4,367.53	DETENTION SUPPLIES
114824	05/06/26	BROTHERS REDEVELOPMENT INC	BRI42126	100	861587	ARPA - AGING RESOURCES OLDER A	443600	OPS/ ARPA OAI Brothers Redevel	9,311.77	2025 OAI CAPABLE GRANT
114825	05/06/26	BUCKEYE CLEANING CENTER OF DENVER	90750365	100	21500	DETENTION	433900	Janitorial Supplies	192.00	DETENTION SUPPLIES
			90749234	100	21500	DETENTION	433900	Janitorial Supplies	3,261.98	DETENTION SUPPLIES
			90749234	100	21500	DETENTION	433400	Operating Supplies	247.20	DETENTION SUPPLIES
			90749234	100	21500	DETENTION	433800	Prisoner Maint. Supplies	1,252.80	DETENTION SUPPLIES
								Total Payment	**4,953.98**	
114826	05/06/26	CAPAX RESOURCE MANAGEMENT UK LLP	INV13680	100	18100	IT ADMINISTRATION	432100	Contract Work/Temporary Agency	20,000.00	PLACEMENT SERVICES
114827	05/06/26	CARAHSOFT TECHNOLOGY CORPORATION	IN2253804	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	21,758.40	2026 RENEWAL UDEMY LEARNING SUBSCRIPTION
114828	05/06/26	CELLEBRITE INC	INVUS297453	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	22,980.00	2026 CELLEBRITE SOFTWARE RENEWAL
114829	05/06/26	CENTER COPY BOULDER, INC.	72847	223	28001	DA 23RD - DISTRICT MO ALLOC	440100	Printing/Copying/Reports	302.40	BUSINESS CARDS
			72755	217	861064	LPHA MINIGRANT FIREARM STORAGE	440100	Printing/Copying/Reports	257.63	FLYER PRINTING
			72595	210	44100	ADMINISTRATION BLOCK GRANT	440100	Printing/Copying/Reports	33.60	BUSINESS CARDS
			72834	210	44100	ADMINISTRATION BLOCK GRANT	440100	Printing/Copying/Reports	103.05	ANNUAL REPORT
			72835	100	21200	INVESTIGATIONS	440100	Printing/Copying/Reports	73.50	BUSINESS CARDS
			72829	100	21200	INVESTIGATIONS	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
								Total Payment	**806.93**	
114830	05/06/26	CENTRAL SALT LLC	PSI2610833	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,196.04	BULK SALT PARKER STOCK
			PSI2610834	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	1,981.42	BULK SALT PARKER STOCK
			PSI2610813	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,108.78	BULK SALT PARKER STOCK
			PSI2610812	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	4,387.79	BULK SALT PARKER STOCK
			PSI2610814	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	2,157.41	BULK SALT PARKER STOCK

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
								Total Payment	**14,831.44**	
114831	05/06/26	CHANDLER ASSET MANAGEMENT INC	2603DOUGLASC	100	13100	TREASURER	443150	Acctg & Financial Services	10,958.33	MAR 2026 INVESTMENT ADVISOR FEE
114832	05/06/26	CIRCULAR EDGE LLC	40327	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	20,000.00	JDE SUPPORT MAR 2026
114833	05/06/26	COAST TO COAST CALIBRATIONS INC	154558	100	19910	FLEET MAINTENANCE	444700	Other Repair & Maint. Service	1,084.00	CALIBRATION SERVICES
114834	05/06/26	COLORADO COMMUNITY MEDIA	LEBYSZWH0007	210	44500	CHILD WELFARE	440200	Newspaper Notices/Advertising	74.58	LEGAL NOTICE
			5PGSXPH60009	100	15300	BUDGET	440200	Newspaper Notices/Advertising	27.94	LEGAL NOTICE
								Total Payment	**102.52**	
114835	05/06/26	CORE ELECTRIC COOPERATIVE	43469900/042026	100	32100	WASTE TRANSFER SITES	450210	Electric	232.36	7826 COUNTY LINE RD 67
114836	05/06/26	CROWE LLP	CI306902	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	37,125.00	2026 GOVERNMENT ACCELERATOR SOFTWARE RENEWAL
			CI281829	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	24,022.68	BUDGET SUPPORT
			CI308117	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	23,469.20	BUDGET SUPPORT
			CI306902	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	19,350.00	2026 CONTRACT MANAGER RENEWAL
								Total Payment	**103,966.88**	
114837	05/06/26	DESERT SNOW LLC	18481	220	22150	TRAFFIC SECTION	446100	Conference,Seminar, Train Fees	749.00	CRIMINAL INTERDICTION WORKSHOP FEE
114838	05/06/26	DOMINION WATER AND SANITATION DISTRICT	1093	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Dominion	38,080.21	LOUVIERS PIPELINE PROJECT IGA
114839	05/06/26	DOOLEY ENTERPRISES INC	71623	220	22115	TRAINING - LEA	433700	Firearm Supplies	23,782.00	AMMUNITION
			71624	100	21115	SHERIFF TRAINING	433700	Firearm Supplies	110,241.00	AMMUNITION
								Total Payment	**134,023.00**	
114840	05/06/26	DOUGLAS COUNTY DEPUTY SHERIFF'S ASSOCIATION	12998	100	100	GENERAL FUND	211400	A/P - General	816.00	SECURITY SERVICES
114841	05/06/26	EON WORKPLACE	OE23373601	100	19150	JUSTICE CENTER FACILITY MGMT	436600	Other Repair & Maint. Supplies	174.00	PRIVACY GLASS - JUSTICE CENTER
114842	05/06/26	EQUIPMENTSHARE.COM INC	6740317000	100	19910	FLEET MAINTENANCE	436400	Consumable Tools	1,245.33	AUGER BLADE SET
114843	05/06/26	ERO RESOURCES CORPORATION	110718	350	800731	SPRING CANYON LID	443600	Other Professional Services	1,238.00	SPRING CANYON IMPROVEMENTS
114844	05/06/26	FAMILY TREE INC	MAR26GLSDOUGCO26	210	44500	CHILD WELFARE	443600	Other Professional Services	23,052.35	MAR 2026 DRAWDOWN
114845	05/06/26	FIRE ASIDE INC	1053	100	21700	EMERGENCY MGMT.	444500	Software/Hardware Supp./Maint.	5,000.00	SOFTWARE SETUP
114846	05/06/26	FORCE SCIENCE LIMITED	FSI35772	100	21116	REGULATORY TRAINING	446100	Conference,Seminar, Train Fees	1,695.00	CERTIFICATION COURSE
114847	05/06/26	FRONT RANGE DUCT CLEANING	29959	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	1,280.00	CLEAN KITCHEN HOODS/EXHAUSTS
114848	05/06/26	GOVCONNECTION INC	77490519	100	18650	IT ASSET MANAGEMENT	433210	Computer Supplies	60.50	ASSET TAGS
			77525405	100	18650	IT ASSET MANAGEMENT	433210	Computer Supplies	(6.05)	ASSET TAG CREDIT
			77490519	100	18650	IT ASSET MANAGEMENT	474500	Computer Equipment	14,865.00	DESKTOP COMPUTERS
								Total Payment	**14,919.45**	
114849	05/06/26	GROUND ENGINEERING CONSULTANTS	254025016	200	800100	CONTRACTED MAJOR ROAD MAINT	478100	Road Repair, Maint. & Overlay	14,650.00	CONSTRUCTION INSPECTIONS
114850	05/06/26	HOME INSTEAD	HIHMKR0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA HI HOMEMAKER 2025	10,489.50	DRCOG SENIOR HOMEMAKER GRANT
			HIPC0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA HI PERSONAL CARE 2025	10,665.25	DRCOG SENIOR PERSONAL CARE GRANT
								Total Payment	**21,154.75**	
114851	05/06/26	HUMANE SOCIETY OF PIKES PEAK	MAY2026	100	55500	ANIMAL CONTROL	447460	Animal Control Services	45,239.33	MAY 2026 ANIMAL SERVICES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114852	05/06/26	INCEED LLC	739205	100	800900	TECHNOLOGY FUND	432100	Contract Work/Temporary Agency	10,080.00	TEMPORARY POSITION - IT
114853	05/06/26	JAY DEE INC	264004	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	1,250.00	TILE GLAZE - PARK MEADOWS MOTOR VEHICLE
114854	05/06/26	JOHN ELWAY CHEVROLET	1054539	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	15,431.79	FLEET REPAIR
			1054539/042326	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	772.82	FLEET REPAIR
								Total Payment	**16,204.61**	
114855	05/06/26	LANGUAGE TESTING INTERNATIONAL	L107895IN	100	21600	RECORDS	447900	Recruitment Costs	126.00	LANGUAGE TESTING
114856	05/06/26	LEWIN, LINDSAY	040926-041026PERDIEM	100	21200	INVESTIGATIONS	445300	Travel Expense	122.40	INVESTIGATION, HAVASU CITY, AZ
114857	05/06/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27002	221	27100	SCHOOL PROGRAM ADMINISTRATION	474300	Cars, Vans, Pickups	86,216.23	VEHICLE UPFIT
			27001	220	22100	PATROL-LEA	474300	Cars, Vans, Pickups	249,873.70	VEHICLE UPFIT
			27000	220	22100	PATROL-LEA	474300	Cars, Vans, Pickups	228,760.10	VEHICLE UPFIT
								Total Payment	**564,850.03**	
114858	05/06/26	LOGIKCULL.COM	INV303121	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	30,000.00	SOFTWARE AS A SERVICE STORAGE SUBSCRIPTION
114859	05/06/26	LOOK DDS, KIM M	1431	100	23100	CORONER	443100	Medical, Dental & Vet Services	800.00	FORENSIC ODONTOLOGY SERVICES
114860	05/06/26	LOUVIERS WATER & SANITATION DISTRICT	29	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Louviers	724,848.18	ARPA REIMBURSEMENT
			1470014001/011426	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	TRIANGLE PARK
			1470014001/031326	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	TRIANGLE PARK
			1470014001/021226	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	TRIANGLE PARK
			1470014001/111825CREDIT	100	51100	PARK MAINTENANCE	450230	Water & Sewer	(191.61)	TRIANGLE PARK
			1470014001/121125	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	TRIANGLE PARK
			1470062001/111825CREDIT	100	51100	PARK MAINTENANCE	450230	Water & Sewer	(2,307.99)	DUPONT PARK
			1470062001/121125	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	DUPONT PARK
			147006201/021226	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	DUPONT PARK
			1470014001/040926	100	51100	PARK MAINTENANCE	450230	Water & Sewer	56.77	TRIANGLE PARK
			1470062001/040926	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	DUPONT PARK
			1470062001/011426	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	DUPONT PARK
			1470062001/031326	100	51100	PARK MAINTENANCE	450230	Water & Sewer	55.29	DUPONT PARK
								Total Payment	**722,902.96**	
114861	05/06/26	MANNA RESOURCE CENTER	MAR2026TANF	210	44400	TANF BLOCK GRANT	443600	Other Professional Services	7,588.10	MAR 2026 SERVICES
114862	05/06/26	MTM RECOGNITION	6280888	100	17100	HR ADMIN	447700	Recognition Programs	348.08	RECOGNITION AWARDS
114863	05/06/26	NATIONAL ELECTRICAL CONSTRUCTION INC	202601D	100	51100	PARK MAINTENANCE	443600	Other Professional Services	188.00	ELECTRICAL SERVICES
114864	05/06/26	NEW GMCO LLC	CD202611264	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	5,850.00	DUST SUPPRESSANT
114865	05/06/26	OUTPUT SERVICES INC	P5052	100	12400	MOTOR VEHICLE	439200	Postage & Delivery Svc.	13,000.00	MV RENEWAL CARDS
			INV129010	100	12400	MOTOR VEHICLE	444400	Service Contracts	4,080.95	APR 2026 DMV RENEWAL CARDS
								Total Payment	**17,080.95**	
114866	05/06/26	PALMER, NICOLE E	031326-041426	210	44500	CHILD WELFARE	445300	Travel Expense	69.16	APR 2026 MILEAGE REIMBURSEMENT
			031326-041426	210	44500	CHILD WELFARE	445300	Travel Expense	86.50	MAR 2026 MILEAGE REIMBURSEMENT
								Total Payment	**155.66**	
114867	05/06/26	PEAK PRECISION WELDING LLC	225	250	861601	LINCOLN MOUNTAIN	444700	Other Repair & Maint. Service	4,000.00	BRIDGE MATERIALS
114868	05/06/26	PORTER LEE CORPORATION	33232	100	23200	EVIDENCE	444500	Software/Hardware Supp./Maint.	1,055.00	ANNUAL SOFTWARE RENEWAL
114869	05/06/26	PRO FORCE LAW ENFORCEMENT	598997	220	822110	SWAT TEAM	438200	C.A.-Firearms/Tasers	665.17	RIFLE SCOPE
114870	05/06/26	PSYCHOLOGICAL DIMENSIONS LLC	11080	100	21155	HIRING	447900	Recruitment Costs	4,900.00	EMPLOYEE TESTING

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114871	05/06/26	RIVER NORTH TRANSIT LLC	INV00117959	230	861651	PARKER LINK 26PILOT	443600	Other Professional Services	81,000.00	PARKER LINK INSTALLATION
114872	05/06/26	RYAN, KEVIN	031726-032826	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	445300	Travel Expense	109.19	MILEAGE REIMBURSEMENT
114873	05/06/26	SCIORE, ALEXANDRA	030226-033026	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	246.94	MILEAGE REIMBURSEMENT
114874	05/06/26	SEDALIA WATER & SANITATION DISTRICT	042026	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Sedalia	77,030.80	MAR 2026 ARPA REIMBURSEMENT
114875	05/06/26	SENERGY PETROLEUM LLC	415472540	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	590.30	DIESEL EXHAUST FLUID FOR PARKER
			415472541	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	443.39	DIESEL EXHAUST FLUID FOR CASTLE ROCK
								Total Payment	**1,033.69**	
114876	05/06/26	SHELBOURN ENTERPRISES LLC	26021	200	800506	STORMWATER PRIORITY PROJECTS	478300	Major Maint. Repair Projects	4,000.00	STORM CLEANING AND VIDEO SCOPE
114877	05/06/26	SK GLOBAL SOFTWARE LLC	PJINV108578	100	800900	TECHNOLOGY FUND	444500	Software/Hardware Supp./Maint.	1,898.75	MICROSOFT DYNAMICS SUPPORT
114878	05/06/26	STONE SECURITY	88608	200	31660	TRAFFIC SIGNAL ASSET MGMT PROG	444550	Software/Hardware Subscription	26,158.68	SOFTWARE RENEWAL
114879	05/06/26	SYMBOL ARTS	562653	100	800592	CSV VIN VERIFICATIONS	433400	Operating Supplies	2,950.30	DOUGLAS COUNTY SHERIFF COMMUNITY COINS
114880	05/06/26	TELLIGEN	INV0000125781	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	2,778.36	WELLNESS PORTAL
			INV0000125779	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,331.64	AT RISK/LIFESTYLE COACHING
			INV0000125767	100	17100	HR ADMIN	447975	Wellness Programs - Carrier	1,791.96	DISEASE MANAGEMENT
								Total Payment	**5,901.96**	
114881	05/06/26	TRINITY SERVICES GROUP INC	3011500234	100	21500	DETENTION	447150	Inmate Meals	15,189.75	INMATE MEALS
114882	05/06/26	UNIFIRST CORPORATION	2260243226	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	238.12	UNIFORMS SERVICE
			2260243369	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	81.71	UNIFORMS SERVICE
								Total Payment	**319.83**	
114883	05/06/26	UNION PACIFIC RAILROAD COMPANY	90159449	230	800302	US85 CORRIDOR IMPROVEMENTS	467400	State-CDOT	1,359.12	US 85 REVIEW
114884	05/06/26	VANCE BROTHERS LLC	75	200	31400	MAINTENANCE OF CONDITION	436400	Consumable Tools	123.30	FLEET TOOLS
			C190771	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	302.00	FLEET PARTS
								Total Payment	**425.30**	
114885	05/06/26	VISITING ANGELS	VAPC0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA PERSONAL CARE 2025	5,980.00	DRCOG SENIOR PERSONAL CARE GRANT
			VAHMKR0326	100	861001	STATE SENIOR SERVICES GRANT	443600	OPS/OAA VA HOMEMAKER 2025	6,106.50	DRCOG SENIOR HOMEMAKER GRANT
								Total Payment	**12,086.50**	
114886	05/06/26	VOLKERT, INC	303006	230	800464	PINE LANE IMPROVEMENTS	473100	Roads, St., Drainage-Eng.	14,232.51	PINE DR/PINE LN CONSTRUCTION MANAGEMENT
114887	05/06/26	WANCO INC	138772	100	19910	FLEET MAINTENANCE	436200	Equip. & Motor Vehicle Parts	1,689.00	FLEET PARTS
114888	05/06/26	WARRIOR MINDSET.COM	2026101	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	3,500.00	VIOLENT ENCOUNTERS SEMINAR
114889	05/06/26	WATER & EARTH TECHNOLOGIES INC	5587	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	12,299.45	BREACH ANALYSIS & GAUGE MAINTENANCE
114890	05/06/26	WEBOLUTIONS INC	INV56548	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	3,233.50	FAIR & RODEO WEBSITE ENHANCEMENTS
			INV56550	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	4,650.00	WEB HOSTING & SUPPORT
								Total Payment	**7,883.50**	
114891	05/06/26	WESTERN PAPER DISTRIBUTORS	5443265	100	19150	JUSTICE CENTER FACILITY MGMT	433900	Janitorial Supplies	1,761.10	JANITORIAL SUPPLIES
			5441092	100	19150	JUSTICE CENTER FACILITY MGMT	433900	Janitorial Supplies	47.78	JANITORIAL SUPPLIES
			5442181	100	19150	JUSTICE CENTER FACILITY MGMT	433900	Janitorial Supplies	68.20	JANITORIAL SUPPLIES
								Total Payment	**1,877.08**	

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114892	05/06/26	WESTON SOLUTIONS INC	APR202600802	275	32600	BIOCHAR - OPERATING	443600	Other Professional Services	17,284.75	BIOCHAR FACILITY AIR QUALITY MODELING
114893	05/06/26	WESTSIDE TOWING	266041349	100	23200	EVIDENCE	444600	Vehicle Tow Services	450.00	VEHICLE TOW SERVICES
			266041349	100	23200	EVIDENCE	444600	Vehicle Tow Services	9,081.65	VEHICLE TOW SERVICES
								Total Payment	**9,531.65**	
114894	05/06/26	WINTER EQUIPMENT COMPANY INC	IV68552	200	31400	MAINTENANCE OF CONDITION	436200	Equip. & Motor Vehicle Parts	46,594.08	SNOW PLOW BLADES
532725	05/05/26	FISCHER, CHRISTOPHER & KATELYN WEBBER	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	387.05	REGISTRATION REFUND
532726	05/05/26	ADAMS 12 FIVE STAR SCHOOLS	14092	210	44500	CHILD WELFARE	443600	Other Professional Services	313.70	TRANSPORTATION COST-SHARE
532727	05/05/26	ADAMS COUNTY GOVERNMENT	IM0426	217	46100	DC HEALTH DEPT ADMIN	443600	Other Professional Services	1,649.24	RECORDS STORAGE
532728	05/05/26	ALAMURU, PRASAD B	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	37.30	REGISTRATION REFUND
532729	05/05/26	ANDERSON III, JOHN H	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,735.67	REGISTRATION REFUND
532730	05/05/26	APWA-AMERICAN PUBLIC WORKS ASSOCIATION	937873	100	30200	ENGINEERING	446300	Prof. Membership & Licenses	195.00	RECERTIFICATION FEE
532731	05/05/26	AUTOMATED LOGIC CONTRACTING SERVICES	632932	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	13,854.00	ANNUAL CONTRACT RENEWAL
532732	05/05/26	AZARYAN, RADAMES	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,005.06	REGISTRATION REFUND
532733	05/05/26	BARRIGA, CLAUDIA	DC003151	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532734	05/05/26	BECERRA, BRADLEY J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	66.57	REGISTRATION REFUND
532735	05/05/26	CHARGERPRO LLC	2601512	100	24100	BUILDING DEVELOPMENT SERVICES	322600	Electrical Permits	57.00	PERMIT REFUND
532736	05/05/26	COGNIZANT WORLDWIDE LIMITED	CW1010002599023	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	20,280.00	SERVICENOW SUPPORT MAR 2026
532737	05/05/26	COLORADO ASSESSORS ASSOCIATION	35/041526	100	14100	ASSESSOR ADMINISTRATION	446100	Conference,Seminar, Train Fees	1,765.00	CONFERENCE REGISTRATION
532738	05/05/26	COLORADO BUREAU OF INVESTIGATION	A260900021	100	100	GENERAL FUND	214628	Due to CBI - Concealed Handgun	8,909.50	MAR 2026 CONCEALED HANDGUN FEES
532739	05/05/26	COLORADO STORMWATER COUNCIL	2650	100	30300	STORMWATER MANAGEMENT	446300	Prof. Membership & Licenses	2,176.45	MEMBERSHIP DUES
532740	05/05/26	CONLEY, ERIC	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	75.00	REGISTRATION REFUND
532741	05/05/26	COSTELLO, CHRISTOPHER J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	899.25	REGISTRATION REFUND
532742	05/05/26	COYLE, DANIEL	EMERGENCYRESPONSEOPERATIO	100	17100	HR ADMIN	446200	Tuition Reimbursement	1,905.48	TUITION REIMBURSEMENT
532743	05/05/26	DICKTEN, LUCA B	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	517.14	REGISTRATION REFUND
532744	05/05/26	DODRILL, STEVEN	022526-031026	100	861549	COMMUNITY SERVICES BLOCK GRANT	445300	Travel Expense/CSBG PY 2025	28.42	MILEAGE REIMBURSEMENT
532745	05/05/26	DOUGLAS COUNTY HEALTHY YOUTH COALITION	033126	217	861057	TPEP - TOBACCO PREV & ED PROG	443600	Other Professional Services	4,117.43	CONTRACTING SERVICES
532746	05/05/26	DOUGLAS COUNTY SCHOOL DISTRICT	10003749	210	44500	CHILD WELFARE	443600	Other Professional Services	1,387.56	MAR 2026 ESSA BILLING
			10003747	210	44500	CHILD WELFARE	443600	Other Professional Services	2,120.75	MAR 2026 ESSA BILLING
			10003748	210	44500	CHILD WELFARE	443600	Other Professional Services	1,033.50	MAR 2026 ESSA BILLING
			10003750	210	44500	CHILD WELFARE	443600	Other Professional Services	1,908.10	MAR 2026 ESSA BILLING
								Total Payment	**6,449.91**	
532747	05/05/26	ELBERT COUNTY SHERIFF'S OFFICE	292	223	28501	DA 23RD - STATE MANDATED COSTS	443650	Process Services	47.00	PROCESS SERVICES

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532748	05/05/26	ET TECHNOLOGIES INC	89325	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	13,634.18	FUEL CONTROLLER
532749	05/05/26	FERSZT, REGINA RAQUEL	388579	223	28001	DA 23RD - DISTRICT MO ALLOC	443640	Interpretation Services	132.50	INTERPRETATION SERVICES
532750	05/05/26	FIKANY, SUSAN C	683	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	100.80	TRANSCRIPTS
532751	05/05/26	FRANKTOWN ANIMAL CLINIC	792944	100	21130	EMPLOYEE WELLNESS	443100	Medical, Dental & Vet Services	95.00	VETERINARY SERVICES
			791956	100	21130	EMPLOYEE WELLNESS	443100	Medical, Dental & Vet Services	211.02	VETERINARY SERVICES
								Total Payment	**306.02**	
532752	05/05/26	HARROUN, YVONNE K	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	80.80	REGISTRATION REFUND
532753	05/05/26	HIGHLANDS RANCH LAW ENFORCEMENT	DCSOTA79	100	21116	REGULATORY TRAINING	446500	Other Training Services	2,010.00	CLASSROOM/RANGE FEES
			DCSOTA610	100	21116	REGULATORY TRAINING	446500	Other Training Services	1,800.00	CLASSROOM FEE
								Total Payment	**3,810.00**	
532754	05/05/26	HILL, JUSTINA A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	69.84	REGISTRATION REFUND
532755	05/05/26	HUNTER, DIANE M	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	72.20	REGISTRATION REFUND
532756	05/05/26	IMAGEFIRST	268327949	100	23100	CORONER	447500	Other Purchased Services	81.74	LAUNDRY SERVICE
532757	05/05/26	KOLSTEDT, KRISTIN	FUNDAMENTALSOFRESEARCH	100	17100	HR ADMIN	446200	Tuition Reimbursement	1,874.44	TUITION REIMBURSEMENT
532758	05/05/26	LAKESHORE LEARNING MATERIALS LLC	93646568	217	861619	TSQI CSQI GAE FUNDING	447500	Other Purchased Services	715.05	EARLY CHILDHOOD COUNCIL CONTRACTOR
			93646541	217	861619	TSQI CSQI GAE FUNDING	447500	Other Purchased Services	640.22	EARLY CHILDHOOD COUNCIL CONTRACTOR
			93646571	217	861619	TSQI CSQI GAE FUNDING	447500	Other Purchased Services	232.43	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	**1,587.70**	
532759	05/05/26	LEXUS OF GREENWOOD VILLAGE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	806.00	REGISTRATION REFUND
532760	05/05/26	MAMINDLA, VIJAY R	DC003152	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532761	05/05/26	MARTINEZ, KARINA	DC003097	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532762	05/05/26	MATUSZEWSKA, ELIZABETH	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	83.45	REGISTRATION REFUND
532763	05/05/26	MAYHEW, BERNADETTE	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	56.59	REGISTRATION REFUND
532764	05/05/26	MEABON, SARAH	042326	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	45.00	VITAL RECORDS REFUND
532765	05/05/26	MILE HIGH YOUTH CORPS	DC002999	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532766	05/05/26	MILLER, ROBERT E	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,799.64	REGISTRATION REFUND
532767	05/05/26	MULLER ENGINEERING COMPANY INC	42346	230	800434	BROADWAY/HRP INTERSECTION	473100	Roads, St., Drainage-Eng.	5,039.75	BROADWAY & HIGHLANDS RANCH PKWY DESIGN
532768	05/05/26	NONG, JERRY T & KATIE K	MV REFUND/042026	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	197.48	REGISTRATION REFUND
532769	05/05/26	PCS GROUP INC	DC003102	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532770	05/05/26	PEREZ, KAREN L	042326	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	45.00	VITAL RECORDS REFUND
532771	05/05/26	PEREZ, RAY	DC003046	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532772	05/05/26	POLIDORE, KATHRYN K	042326	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	45.00	VITAL RECORDS REFUND
532773	05/05/26	RANAHAN CUSTOMS & AWARDS	2900	100	55250	COUNTY FAIR	433400	OS/Fair Mkt & Spons	392.00	2026 COUNTY FAIR ROYALTY BUCKLES

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532774	05/05/26	REGNERY, JOSEPH A	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	117.08	REGISTRATION REFUND
532775	05/05/26	REICHARD, CRAIG J	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	195.16	REGISTRATION REFUND
532776	05/05/26	RIBICH, RICHARD L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	789.83	REGISTRATION REFUND
532777	05/05/26	ROADSAFE TRAFFIC SYSTEMS	269102	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436200	Equip. & Motor Vehicle Parts	37.50	HAND STRIPER PARTS
			269548	200	31600	ENG - TRAFFIC SIGNS/STRIPING	436200	Equip. & Motor Vehicle Parts	87.00	HAND STRIPER PARTS
								Total Payment	**124.50**	
532778	05/05/26	ROSALES, DAVID	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,078.64	REGISTRATION REFUND
532779	05/05/26	SCHUMACHER, SUE ANN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	449.70	REGISTRATION REFUND
532780	05/05/26	SITEONE LANDSCAPE SUPPLY LLC	164016760001	100	51100	PARK MAINTENANCE	436700	Grounds Keeping Supplies	2,637.25	LANDSCAPE MATERIALS
532781	05/05/26	SOUTH PARK EMBROIDERY	14032	250	53500	OPEN SPACE	433500	Clothing & Uniforms	233.00	EMBROIDERY
532782	05/05/26	STERICYCLE INC	8013833796	217	861469	WIC - ADDITIONAL OPERATING EXP	443600	Other Professional Services	64.20	OSHA COMPLIANCE SUBSCRIPTION
532783	05/05/26	TALMON, MATTHEW J	040926-041026PERDIEM	100	21200	INVESTIGATIONS	445300	Travel Expense	122.40	INVESTIGATION, HAVASU CITY, AZ
532784	05/05/26	TOSHIBA AMERICA BUSINESS SOLUTIONS	6362675	100	55200	FAIRGROUND OPERATIONS	440300	Copier Charges	429.72	COPIER MAINTENANCE
532785	05/05/26	TRAVIS 3RD, JAMES H	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	178.70	REGISTRATION REFUND
532786	05/05/26	TURCIOS, TANIA Y	25CR1215	100	19700	COMMUNITY JUSTICE SERVICES	342214	CJS-Pre-Trial EM Fees	60.00	FEE REFUND
532787	05/05/26	WADE, KAYLA	042326	217	46100	DC HEALTH DEPT ADMIN	345100	Vital Record Fees	25.00	VITAL RECORDS REFUND
532788	05/05/26	WAUGAMAN, STEPHEN	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	207.31	REGISTRATION REFUND
532789	05/05/26	GRACE CHAPEL CASTLE ROCK	DV2021398	200	200	ROAD AND BRIDGE	221630	Escrow Payable	22,727.60	ESCROW RELEASE
532790	05/05/26	NOVITSKIY, DENIS	052026-052126PERDIEM	220	22150	TRAFFIC SECTION	445300	Travel Expense	184.00	MOTORCYCLE TRAINING, DEER TRAIL, CO
532791	05/05/26	VINCENT, ZACHARY	052026-052126PERDIEM	220	22150	TRAFFIC SECTION	445300	Travel Expense	184.00	MOTORCYCLE TRAINING, DEER TRAIL, CO
532792	05/05/26	COLORADO ASSESSORS ASSOCIATION	2918	100	14100	ASSESSOR ADMINISTRATION	446100	Conference,Seminar, Train Fees	400.00	REGISTRATION FEE
								Grand Total:	**3,496,633.60**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114794	04/24/26	CORE ELECTRIC COOPERATIVE	20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	106.96	6142 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	22.61	6046 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	30.53	5950 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	22.41	6090 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	109.27	2801 HWY 85
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	772.21	500 FAIRGROUNDS RD
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	475.23	410 FAIRGROUNDS RD
			20159002/042026	100	19920	FLEET-CAR WASH FACILITY	450210	Electric	807.03	3030 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	11,235.62	100 THIRD ST
			20159002/042026	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	35,734.00	4000 JUSTICE WAY
			20159002/042026	100	19150	JUSTICE CENTER FACILITY MGMT	450210	Electric	39,336.58	4000 JUSTICE WAY
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	522.70	500 FAIRGROUNDS RD
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	10,398.80	710 GILBERT ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	345.07	11815 SPRING VALLEY RD
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,674.19	410 FAIRGROUNDS RD
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	5,954.74	701 GILBERT ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,104.06	125 STEPHANIE PL
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	2,489.33	2965 N US HWY 85
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	56.01	7870 N I-25
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	6,777.41	4400 CASTLETON CT
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	105.29	100 THIRD ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	5,564.66	301 N WILCOX ST
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	475.07	432 PERRY ST
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	71.57	500 FAIRGROUNDS RD
			20159002/042026	100	55200	FAIRGROUND OPERATIONS	450210	Electric	193.49	500 FAIRGROUNDS RD
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	157.65	6437 FIRST ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	38.49	159 N COUNTY HWY 67
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,891.81	5 IND WY MOUNT DEPT
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	4,714.35	3030 INDUSTRIAL WAY
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,292.37	3020 INDUSTRIAL WAY
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,090.12	3026 INDUSTRIAL WAY
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	4,509.44	9040 TAMMY LN
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,824.41	9040 TAMMY LN
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	94.85	104 FOURTH ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	651.83	410 S WILCOX ST
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	31.45	125A STEPHANIE PL
			20159002/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	172.96	2801 HWY 85
								Total Payment	**141,854.57**	
114795	04/28/26	BOSTON ENGLEWOOD LLC	010125-123125/CAM	295	861350	RMHIDTA TRAINING	451100	Building/Land Lease/Rent	756.62	2025 CAM CHARGES
			010125-123125/CAM	295	861305	RMHIDTA INTELLIGENCE	451100	Building/Land Lease/Rent	972.80	2025 CAM CHARGES
			010125-123125/CAM	295	861300	RMHIDTA MGMT & COORDINATION	451100	Building/Land Lease/Rent	432.36	2025 CAM CHARGES
								Total Payment	**2,161.78**	
114796	04/28/26	CASTLE ROCK CHEVROLET BUICK GMC	6042371	100	19910	FLEET MAINTENANCE	444200	Repairs-Equip./Motor Vehicle	14,570.98	FLEET REPAIRS
114797	04/28/26	KUBAT EQUIPMENT AND SERVICE COMPANY LLC	94673	100	19910	FLEET MAINTENANCE	444700	Other Repair & Maint. Service	8,302.71	FLEET REPAIRS
114798	04/28/26	LOCLYZ MEDIA SERVICES	1757	100	11600	PUBLIC AFFAIRS	443655	Video Production Services	16,862.50	VIDEO PRODUCTION SERVICES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114799	04/28/26	MAINTENANCE RESOURCES INC	2603234	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	5,512.00	JANITORIAL SERVICES
			2603236	100	55200	FAIRGROUND OPERATIONS	444400	Service Contracts	1,497.00	JANITORIAL SERVICES
								Total Payment	**7,009.00**	
114800	04/28/26	TARIAN GROUP LLC	SI21093	330	33190	OTHER GENERAL GOVT. BLDGS.	474800	Other Machinery & Equip.	73,475.00	SECURITY EQUIPMENT
			SI21097	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	474800	Other Machinery & Equip.	20,360.00	SECURITY EQUIPMENT
			SI21098	240	33215	JUSTICE CNTR FACIL IMPRVMNTS	474800	Other Machinery & Equip.	94,080.00	SECURITY EQUIPMENT
			SI21095	100	19100	FACILITIES ADMINISTRATION	444500	Software/Hardware Supp./Maint.	45,192.00	SOFTWARE/HARDWARE SUPPORT & MAINTENANCE RENEWAL
								Total Payment	**233,107.00**	
114804	05/01/26	BOSTON ENGLEWOOD LLC	MAY2026/INTEL	295	861305	RMHIDTA INTELLIGENCE	451100	Building/Land Lease/Rent	6,304.00	MAY 2026 INTEL LEASE
			MAY2026/TRAINING	295	861350	RMHIDTA TRAINING	451100	Building/Land Lease/Rent	4,902.66	MAY 2026 TRAINING LEASE
			MAY2026/ADMIN	295	861300	RMHIDTA MGMT & COORDINATION	454225	Lease Principal	2,801.67	MAY 2026 ADMIN LEASE
								Total Payment	**14,008.33**	
532698	04/23/26	AUSTIN, IAN	042926-050126PERDIEM	220	800540	K-9 UNIT	445300	Travel Expense	204.00	TORCHLIGHT K-9, TULSA, OK
532699	04/23/26	NEBRASKA DEPARTMENT OF MOTOR VEHICLES	42126	223	28001	DA 23RD - DISTRICT MO ALLOC	440100	Printing/Copying/Reports	15.00	RECORDS REQUEST
532700	04/23/26	STILTNER, JAMES P	042926-050126PERDIEM	220	800540	K-9 UNIT	445300	Travel Expense	204.00	TORCHLIGHT K-9, TULSA, OK
532701	04/23/26	WELLSPRING COMMUNITY	IDDHOUS426	100	45100	DEVELOPMENTAL DISABILITIES-ADM	465200	DD Grant	488,853.47	DEVELOPMENTAL DISABILITY GRANT
532702	04/23/26	XCEL ENERGY	5397826603/042026	100	19175	HIGHLANDS RANCH SUBSTATION FAC	450210	Electric	6,558.53	9250 ZOTOS DR
			5397826603/042026	100	19175	HIGHLANDS RANCH SUBSTATION FAC	450220	Gas	2,131.93	9250 ZOTOS DR
								Total Payment	**8,690.46**	
532703	04/23/26	XCEL ENERGY	5340381888/041626	100	19100	FACILITIES ADMINISTRATION	450210	Electric	306.86	9651 S QUEBEC ST
532704	04/23/26	XCEL ENERGY	5340380616/041626	100	19100	FACILITIES ADMINISTRATION	450210	Electric	269.78	9651 S QUEBEC ST
532705	04/23/26	XCEL ENERGY	5319854772/041626	100	19100	FACILITIES ADMINISTRATION	450210	Electric	217.49	9649 S QUEBEC ST
532706	04/23/26	XCEL ENERGY	5340381811/041726	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,329.31	9651 S QUEBEC ST
			5340381811/041726	100	19100	FACILITIES ADMINISTRATION	450220	Gas	95.36	9651 S QUEBEC ST
								Total Payment	**1,424.67**	
532707	04/23/26	XCEL ENERGY	5382823110/041626	100	51100	PARK MAINTENANCE	450210	Electric	2,030.64	9653 S QUEBEC ST
532708	04/23/26	XCEL ENERGY	5340382016/042026	100	19100	FACILITIES ADMINISTRATION	450210	Electric	835.52	2223 W WILDCAT RESERVE PKWY
532709	04/23/26	XCEL ENERGY	5319739830/042026	100	19100	FACILITIES ADMINISTRATION	450220	Gas	59.55	2223 W WILDCAT RESERVE PKWY
532710	04/23/26	XCEL ENERGY	5300104521330/041726	100	19100	FACILITIES ADMINISTRATION	450220	Gas	181.14	8500 N MOORE RD
			5300104521330/041726	100	19100	FACILITIES ADMINISTRATION	450210	Electric	150.37	8500 N MOORE RD
								Total Payment	**331.51**	
532711	04/27/26	CASTLETON CENTER WATER & SANITATION DISTRICT	4025	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	62.00	BULK WATER ROAD MAINTENANCE

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
532712	04/27/26	FIKANY, SUSAN C	674	223	28501	DA 23RD - STATE MANDATED COSTS	433990	Transcriptions-State Mandated	50.40	TRANSCRIPTS
532713	04/27/26	FINNEGAN, KELLY	042026	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	1,106.25	EXPERT WITNESS SERVICES
532714	04/27/26	HARMONY DESIGN LLC	5020	100	11600	PUBLIC AFFAIRS	443600	Other Professional Services	7,600.00	BRAND DEVELOPMENT
532715	04/27/26	MASTER'S TOUCH, THE	E101900	100	14100	ASSESSOR ADMINISTRATION	439200	Postage & Delivery Svc.	1,392.00	POSTAGE
532716	04/27/26	NEUMANN, CHANDLER R	41526	223	28001	DA 23RD - DISTRICT MO ALLOC	445300	Travel Expense	51.51	EMPLOYEE REIMBURSEMENT
532717	04/27/26	REYNOLDS, KEASA H	42126	223	28001	DA 23RD - DISTRICT MO ALLOC	446100	Conference,Seminar, Train Fees	495.00	TRAINING COURSE REIMBURSEMENT
532718	04/27/26	YODER'S STORAGE SHEDS LLC	04152026	245	850903	Entrance Improvements	473500	Parks & Recreation Improvement	12,332.61	ENTRANCE STATION SHED
532719	04/27/26	XCEL ENERGY	5321350461/041426	200	31400	MAINTENANCE OF CONDITION	450220	Gas	95.10	5469 CLAY ST
532720	04/27/26	XCEL ENERGY	5389108889/041626	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	201.83	VEHICLE MESSAGE SIGN
								Grand Total:	**964,706.52**	

EFT

R55AP001 **DOUGLAS COUNTY GOVERNMENT** 4/27/2026

Payment Register Report 12:24:56

Payment Number	Payment Date	Vendor Name	Invoice Number	Amount	Remark
200952	04/24/26	TOWN OF CASTLE ROCK	APR2026	220,988.00	BELL MOUNTAIN RANCH WATER ALTERNATIVES PROGRAM
				220,988.00	

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: Approval of Vouchers May 12, 2026

SUMMARY: The attached printout lists vouchers and electronic funds transfers requiring Board approval.

Vouchers	$	1,600,681.13
Electronic Funds Transfers	$	
Handwritten Checks	$	293,987.24
Purchasing Card Charges	$	
Election Judges	$	
TOTAL:	**$**	**1,894,668.37**

All vouchers, electronic fund transfers, and election judge payments have been approved and signed by a department authorized signer or an elected official. The department authorized signer or an elected official acknowledges the item or service is within the approved budgetary spending authority (Colorado Revised Statutes Title 29, Article 1) and is pursuant to Douglas County policies.

RECOMMENDED ACTION: Approval.

REVIEW:

Christie Guthrie	Approve	5/6/2026
Jeff Garcia	Approve	5/6/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

05.12.26 BOCC

R55AP001 | DOUGLAS COUNTY GOVERNMENT | 5/5/2026

Payment Register Report | 8:30:04

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114917	05/13/26	ABRAMSON, MICHELLE L	042426-042726	217	46100	DC HEALTH DEPT ADMIN	445300	Travel Expense	23.35	MILEAGE REIMBURSEMENT
114918	05/13/26	ABSOLUTE GRAPHICS INC	36253	220	21725	ENVIRONMENTAL HAZARDS	433500	Clothing & Uniforms	119.99	POLOS
			36254	220	822110	SWAT TEAM	433500	Clothing & Uniforms	210.16	POLOS
			36252	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	610.29	POLOS
								Total Payment	**940.44**	
114919	05/13/26	ADVANCED NETWORK MANAGEMENT	CM100502100498	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	(17,754.00)	CISCO LICENSES
			IN117449	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	2,167.15	CISCO TRUMBULL
			IN117512	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	2,255.36	CISCO PRAIRIE CANYON
			IN117069	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	574.74	CISCO PRAIRIE CANYON
			IN117311	100	18900	SOFTWARE MAINTENANCE	444550	Software/Hardware Subscription	6,586.75	CALL REPLAY SUBSCRIPTION
			IN117700	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	2,529.72	VPN PILOT
			IN117193	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	2,917.56	CISCO PRAIRIE CANYON
			IN117386	100	800900	TECHNOLOGY FUND	474800	Other Machinery & Equip.	2,571.06	CISCO PRAIRIE CANYON
								Total Payment	**1,848.34**	
114920	05/13/26	AIRVAC SERVICES INC	6336067	100	19175	HIGHLANDS RANCH SUBSTATION FAC	447500	Other Purchased Services	633.07	VACUUM PUMP SAND TRAP HIGHLANDS RANCH SUBSTATION
114921	05/13/26	ALKU TECHNOLOGIES LLC	678295	100	800900	TECHNOLOGY FUND	443600	Other Professional Services	6,000.00	IT SUPPORT
114922	05/13/26	AMRIZE WEST CENTRAL INC	722444090	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,070.01	ASPHALT FOR PAVING
			722430587	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	25,916.46	ROAD BASE
			722448078	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	1,039.70	ASPHALT FOR PAVING
			722452128	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	9,078.54	ROAD BASE
			722444091	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	9,017.75	ROAD BASE
			722448077	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	7,684.05	ROAD BASE
			722452127	200	31400	MAINTENANCE OF CONDITION	448200	Aggregate Products	8,227.49	ROAD BASE
								Total Payment	**62,034.00**	
114923	05/13/26	AZTEC CONSULTANTS INC	201095	230	800267	WATERTON ROAD	473100	Roads, St., Drainage-Eng.	3,400.00	SURVEYING SERVICES
114924	05/13/26	BASIS PARTNERS	2484	230	800156	HILLTOP RD (REATA-SINGING HILL	473100	Roads, St., Drainage-Eng.	90,620.48	HILLTOP CONSTRUCTION MANAGEMENT
114925	05/13/26	BEACON COMMUNICATIONS LLC	44178	100	18100	IT ADMINISTRATION	444700	Other Repair & Maint. Service	782.00	SERVICE CALL
114926	05/13/26	BENESCH	358375	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	13,471.50	CONSTRUCTION MANAGEMENT
			358375	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	11,670.50	CONSTRUCTION MANAGEMENT
								Total Payment	**25,142.00**	
114927	05/13/26	BOB BARKER COMPANY	INV2228092	100	21500	DETENTION	433800	Prisoner Maint. Supplies	78.75	DETENTION SUPPLIES
114928	05/13/26	CARRELL, HOLLY	040726-041026	100	11400	COUNTY MANAGER	445300	Travel Expense	1,040.78	INTERNATIONAL CARD MANUFACTURERS ASSOCIATION CONFERENCE REIMBURSEMENT, ORLANDO, FL
			042226	100	11400	COUNTY MANAGER	446100	Conference,Seminar, Train Fees	50.00	TECH TRENDS IN GOVERNMENT SEMINAR, DENVER, CO
								Total Payment	**1,090.78**	
114929	05/13/26	CENTER COPY BOULDER, INC.	72925	221	27150	SCHOOL RESOURCE OFFICERS	440100	Printing/Copying/Reports	36.75	BUSINESS CARDS
			72965	217	861632	CHRONIC DISEASE PILOT	440100	Printing/Copying/Reports	210.12	LABELS
			72966	217	861632	CHRONIC DISEASE PILOT	440100	Printing/Copying/Reports	263.79	POSTCARDS
			72945	210	44900	CHILD SUPPORT ENFORCEMENT	433200	Office Supplies	535.19	ENVELOPES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
			72946	100	17100	HR ADMIN	440100	Printing/Copying/Reports	107.00	BUSINESS CARDS
			72968	100	51100	PARK MAINTENANCE	433200	Office Supplies	408.10	BUSINESS CARDS
								Total Payment	**1,560.95**	
114930	05/13/26	CENTURY LINK	69677894/042426	100	18800	PHONE/COMMUNICATIONS	442400	Telephone/Communications	17.35	MILLER LONG DISTANCE APR 2026
114931	05/13/26	CERTIFIED BUSINESS SERVICES	37837	100	21500	DETENTION	433200	Office Supplies	2,832.02	DETENTION SUPPLIES
114932	05/13/26	CHARM-TEX INC	440723IN	100	21500	DETENTION	433800	Prisoner Maint. Supplies	2,613.77	DETENTION SUPPLIES
114933	05/13/26	COLORADO COMMUNITY MEDIA	LEBYSZWH0009	210	44500	CHILD WELFARE	440200	Newspaper Notices/Advertising	71.06	LEGAL NOTICE
			LEBYSZWH0008	210	44500	CHILD WELFARE	440200	Newspaper Notices/Advertising	71.06	LEGAL NOTICE
								Total Payment	**142.12**	
114934	05/13/26	COLORADO EVENT TRAFFIC LLC	1762	100	55250	COUNTY FAIR	443570	County Fair Service/Fair Guest	34,322.23	2026 FAIR PARKING & TRAFFIC CONTROL
114935	05/13/26	COLORADO INFORMATION SHARING CONSORTIUM	1873	295	861305	RMHIDTA INTELLIGENCE	446300	Prof. Membership & Licenses	375.00	2026 MEMBERSHIP DUES
114936	05/13/26	CORE ELECTRIC COOPERATIVE	85017301/042126	200	31400	MAINTENANCE OF CONDITION	450210	Electric	134.65	SEDALIA SHOP
114937	05/13/26	DB CORRELL CONSULTING LLC	042726	217	861627	EARLY CHILDHOOD COUNCIL CRRSA	443600	Other Professional Services	405.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
			042726	217	861625	EARLY CHILDHOOD COUNCIL ARP	443600	Other Professional Services	382.50	EARLY CHILDHOOD COUNCIL CONTRACTOR
			042726/1	217	861619	TSQI CSQI GAE FUNDING	443600	Other Professional Services	3,300.00	EARLY CHILDHOOD COUNCIL CONTRACTOR
								Total Payment	**4,087.50**	
114938	05/13/26	DENVER DUMB FRIENDS LEAGUE	306	100	19220	ANIMAL CONTROL - DDFL	447500	Other Purchased Services	11,089.00	MAR 2026 ANIMAL SERVICES
114939	05/13/26	DENVER OIL	22036	100	19910	FLEET MAINTENANCE	436100	Oil & Lubrication	850.00	OIL FILTER DISPOSAL
114940	05/13/26	DOMINION WATER AND SANITATION DISTRICT	1092	296	861585	ARPA DOMINION HWY 85 WASTEWATE	465100	Contributions - Misc.	97,513.65	HWY 85 WASTEWATER IGA
114941	05/13/26	DYER-JONES, LARA	040126-042426	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	870.02	MILEAGE REIMBURSEMENT
114942	05/13/26	ELITE SURFACE INFRASTRUCTURE	CI2020029APP9	235	801514	HILLTOP/SINGING HILLS IMPROVEM	473200	Road-St Drainage Construction	518,684.50	HILLTOP SEGMENT
			CI2020029APP9RTNG	230	800156	HILLTOP RD (REATA-SINGING HILL	211810	Retainage Payable	(25,934.23)	HILLTOP SEGMENT
								Total Payment	**492,750.27**	
114943	05/13/26	EON WORKPLACE	PPD500030	240	870070	EOC IMPROVEMENTS	474400	Furniture & Office Equipment	21,024.35	OFFICE FURNITURE
			PPD500030	240	870070	EOC IMPROVEMENTS	438500	C.A.-Computer-Related	7,585.00	COMPUTER EQUIPMENT
								Total Payment	**28,609.35**	
114944	05/13/26	FELSBURG, HOLT AND ULLEVIG	47746	200	800506	STORMWATER PRIORITY PROJECTS	473100	Roads, St., Drainage-Eng.	1,207.50	DESIGN SUPPORT
			47747	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	1,052.50	DESIGN SERVICES - PINERY GLEN
								Total Payment	**2,260.00**	
114945	05/13/26	FORVIS MAZARS LLP	2897966	100	802012	AUDIT SERVICES	443150	Acctg & Financial Services	65,000.00	FINANCIAL AUDIT
114946	05/13/26	FREESE AND NICHOLS INC	1400978	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	360.00	DRAINAGE ANALYSIS
114947	05/13/26	GALLS LLC	BC2289093	100	23200	EVIDENCE	433500	Clothing & Uniforms	1,053.15	BALLISTIC VEST

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114948	05/13/26	GROUND ENGINEERING CONSULTANTS INC	26353601	330	870082	ELECTIONS REMODEL EXPANSION	472100	Construction	5,943.00	INSPECTION SERVICES
			26353102	200	800100	CONTRACTED MAJOR ROAD MAINT	478200	Major Maint. of Assets	670.00	INSPECTION SERVICES
								Total Payment	**6,613.00**	
114949	05/13/26	HARD, SHELBY	JANUARY212026	100	23100	CORONER	446100	Conference,Seminar, Train Fees	400.00	EXAMINATION REIMBURSEMENT
114950	05/13/26	HEALTHCARE MEDICAL WASTE SERVICES	W167504	100	23100	CORONER	442700	Biohazard Waste Removal	161.70	BIOHAZARD WASTE DISPOSAL
114951	05/13/26	HELENA AGRI-ENTERPRISES LLC	402432873	250	53500	OPEN SPACE	436700	Grounds Keeping Supplies	3,059.60	INVASIVE WEED CHEMICALS
114952	05/13/26	ICON ENGINEERING INC	20705	200	800506	STORMWATER PRIORITY PROJECTS	443600	Other Professional Services	1,562.50	DRAINAGE DESIGN & ANALYSIS PROJECT - RED PASS CT
114953	05/13/26	IDEMIA IDENTITY & SECURITY USA	188372	100	21350	TECHNOLOGY SECTION	444550	Software/Hardware Subscription	16,387.00	ANNUAL RENEWAL
114954	05/13/26	KNOTHEAD TREE AND LAWN CARE	25553	200	31400	MAINTENANCE OF CONDITION	443600	Other Professional Services	3,950.00	TREE REMOVAL
114955	05/13/26	LIGHTING ACCESSORY & WARNING SYSTEMS	27023	220	22100	PATROL-LEA	474300	Cars, Vans, Pickups	3,800.00	VEHICLE UPFIT
114956	05/13/26	MCLAUGHLIN COUNSELING	FLEX263	210	44500	CHILD WELFARE	443600	Other Professional Services	2,100.00	COUNSELING SERVICES
114957	05/13/26	MTM RECOGNITION	6281799	100	17100	HR ADMIN	447700	Recognition Programs	347.73	EMPLOYEE RECOGNITION
114958	05/13/26	NEW GMCO LLC	CD202611448	200	31500	SNOW AND ICE REMOVAL	448400	Salt & Other Ice Removal	47,838.38	LIQUID DEICER
			CD202611447	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	5,852.60	DUST SUPPRESSANT
			CD202611531	200	31400	MAINTENANCE OF CONDITION	448800	Dust Suppressant	5,891.60	DUST SUPPRESSANT
								Total Payment	**59,582.58**	
114959	05/13/26	O J WATSON COMPANY INC	J11911	200	31000	FUND ADMIN.-ROAD BRIDGE	474300	Cars, Vans, Pickups	21,516.00	F-350 RUNNING BOARDS, GRILL LIGHTS, LOCKABLE LOW-SIDE BOXES
114960	05/13/26	PERRY WEATHER INC	14047	100	55200	FAIRGROUND OPERATIONS	444550	Software/Hardware Subscription	3,407.94	SOFTWARE SUBSCRIPTION
114961	05/13/26	PETERSON, AUDRA	042726-042926	295	861350	RMHIDTA TRAINING	445300	Travel Expense	170.00	TACTICAL MEDICINE TRAINING CLASS, CASPER, WY
114962	05/13/26	RG LANDSCAPING SERVICES LLC	795	200	800100	CONTRACTED MAJOR ROAD MAINT	444700	Other Repair & Maint. Service	2,600.00	LANDSCAPE SERVICES
			794	200	800100	CONTRACTED MAJOR ROAD MAINT	444700	Other Repair & Maint. Service	1,900.00	LANDSCAPE SERVICES
								Total Payment	**4,500.00**	
114963	05/13/26	RS & H INC	102402600015	235	801526	GRIGS ROAD IMPROVEMENT PROJECT	473100	Roads, St., Drainage-Eng.	10,189.00	GRIGS RD PAVING
114964	05/13/26	RUNBECK ELECTION SERVICES INC	267238	100	12500	ELECTIONS AND REGISTRATION	440100	Printing/Copying/Reports	145,955.60	PRIMARY 2026 ENVELOPES & INSERTS
114965	05/13/26	SAFEWARE INC	30344855	220	21725	ENVIRONMENTAL HAZARDS	436600	Other Repair & Maint. Supplies	520.00	CYLINDER TESTING & REFILLING
114966	05/13/26	SEIBOLD, ABIGAYLE	040126-042726	210	44550	CHILD WELFARE ADDTL ALLOCATION	445300	Travel Expense	239.47	MILEAGE REIMBURSEMENT
114967	05/13/26	SHUMS CODA ASSOCIATES	20198	100	24100	BUILDING DEVELOPMENT SERVICES	447290	Elevator Inspections	120,080.00	ANNUAL ELEVATOR INSPECTIONS
114968	05/13/26	SMYTH, RICHARD J	042826	100	55200	FAIRGROUND OPERATIONS	436600	Other Repair & Maint. Supplies	65.12	EMPLOYEE REIMBURSEMENT
114969	05/13/26	SOURCENOW	INVSN4590	100	21125	SUPPORT SERVICES	433210	Computer Supplies	4,705.33	COMPUTER SUPPLIES

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114970	05/13/26	SOUTHLAND MEDICAL LLC	INV155689	100	23100	CORONER	433400	Operating Supplies	2,296.41	CORONER SUPPLIES
			INV155876	100	23100	CORONER	433400	Operating Supplies	190.40	CORONER SUPPLIES
								Total Payment	**2,486.81**	
114971	05/13/26	SPRADLIN PRINTING INC	24400	200	800100	CONTRACTED MAJOR ROAD MAINT	440100	Printing/Copying/Reports	870.11	ASPHALT PAVING MAILER
			24403	100	21700	EMERGENCY MGMT.	440100	Printing/Copying/Reports	246.00	DOUGLAS COUNTY ALERT CARDS
								Total Payment	**1,116.11**	
114972	05/13/26	SUMMIT PATHOLOGY	260427AU1003	100	23100	CORONER	443560	Forensic Testing	100.00	HISTOLOGY
114973	05/13/26	TAB PRODUCTS COMPANY LLC	INV000083874	100	21500	DETENTION	433200	Office Supplies	3,254.80	DETENTION SUPPLIES
114974	05/13/26	TAILOR STUDIO	14404	100	21100	SHERIFF ADMINISTRATION	433500	Clothing & Uniforms	15.00	UNIFORM ALTERATIONS
			14404	100	861310	RMHIDTA GANGS	433500	Clothing & Uniforms	10.00	UNIFORM ALTERATIONS
			14404	100	21120	ACADEMY TRAINING	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			14404	100	21160	INTERNAL AFFAIRS	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
			14404	100	21450	TRANSPORTS	433500	Clothing & Uniforms	15.00	UNIFORM ALTERATIONS
			14404	100	21500	DETENTION	433500	Clothing & Uniforms	60.00	UNIFORM ALTERATIONS
			14404	100	21650	CSV PROGRAM	433500	Clothing & Uniforms	162.00	UNIFORM ALTERATIONS
			14404	100	21725	ENVIRONMENTAL HAZARDS	433500	Clothing & Uniforms	24.00	UNIFORM ALTERATIONS
			14404	100	22100	PATROL-LEA	433500	Clothing & Uniforms	219.00	UNIFORM ALTERATIONS
			14404	100	22150	TRAFFIC SECTION	433500	Clothing & Uniforms	39.00	UNIFORM ALTERATIONS
			14404	100	23150	MAJOR CRIMES SECTION	433500	Clothing & Uniforms	6.00	UNIFORM ALTERATIONS
			14404	100	27150	SCHOOL RESOURCE OFFICERS	433500	Clothing & Uniforms	12.00	UNIFORM ALTERATIONS
			14404	100	27200	DCSD MIDDLE SCHOOL SRO PROGRAM	433500	Clothing & Uniforms	21.00	UNIFORM ALTERATIONS
			14404	100	27476	SRO-PLATTE RIVER ACADEMY	433500	Clothing & Uniforms	18.00	UNIFORM ALTERATIONS
			14404	100	800540	K-9 UNIT	433500	Clothing & Uniforms	45.00	UNIFORM ALTERATIONS
			14404	100	21115	SHERIFF TRAINING	433500	Clothing & Uniforms	3.00	UNIFORM ALTERATIONS
								Total Payment	**655.00**	
114975	05/13/26	TEAL, GEORGE	022626	100	11100	OFFICE OF THE BOARD	445200	Metro Area Meeting Expense	100.00	FEB 2026 MAYORS LUNCH REIMBURSEMENT
			043026	100	11100	OFFICE OF THE BOARD	445200	Metro Area Meeting Expense	150.00	APR 2026 MAYORS LUNCH REIMBURSEMENT
								Total Payment	**250.00**	
114976	05/13/26	TESSA	DC007	210	44500	CHILD WELFARE	443600	Other Professional Services	4,219.22	COMMUNITY SHELTER
			DC007/041526	100	16400	COMMUNITY SERVICES	443600	Other Professional Services	37,155.12	COMMUNITY SHELTER
								Total Payment	**41,374.34**	
114977	05/13/26	THOMAS, BRETT M.	042426-042826	100	16200	PLANNING & ZONING SERVICES	445300	Travel Expense	316.36	MILEAGE REIMBURSEMENT, AIRPORT PARKING & UBER/TAXI SERVICES
114978	05/13/26	TRINITY GROUP COMPANIES INC	29087IN	100	31640	PVMNT MGT CONTRACT MNT OF COND	433500	Clothing & Uniforms	144.70	PERSONAL PROTECTIVE EQUIPMENT
			29086IN	100	30200	ENGINEERING	433500	Clothing & Uniforms	573.52	PERSONAL PROTECTIVE EQUIPMENT
			29087IN	100	31630	ENGINEERING SPECIAL PROJECTS	433500	Clothing & Uniforms	35.90	PERSONAL PROTECTIVE EQUIPMENT
			29087IN	100	31635	ENGINEERING ROADWAY PROJECTS	433500	Clothing & Uniforms	282.85	PERSONAL PROTECTIVE EQUIPMENT
								Total Payment	**1,036.97**	
114979	05/13/26	UNIFIRST CORPORATION	2260244942	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	238.12	UNIFORM SERVICE
			2260245076	100	19910	FLEET MAINTENANCE	433500	Clothing & Uniforms	81.71	UNIFORM SERVICE
								Total Payment	**319.83**	
114980	05/13/26	WARRIOR MINDSET.COM	2026201	295	861350	RMHIDTA TRAINING	443600	Other Professional Services	3,500.00	VIOLENT ENCOUNTERS SEMINAR

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114981	05/13/26	WEBOLUTIONS INC	INV56558	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	1,650.00	WEB HOSTING & SUPPORT
			INV56561	100	18900	SOFTWARE MAINTENANCE	444500	Software/Hardware Supp./Maint.	7,690.00	WEB HOSTING & SUPPORT
								Total Payment	**9,340.00**	
114982	05/13/26	WEITKUNAT, CURT	042426-042826	100	16200	PLANNING & ZONING SERVICES	445300	Travel Expense	179.96	MILEAGE REIMBURSEMENT, E-470 TOLLS & AIRPORT PARKING
114983	05/13/26	WESTON, GARY L	040126-042926	296	861577	ARPA-REVENUE REPLACEMENT	443600	OPS/Veterans MH	975.00	APR 2026 VSO STIPEND
532813	05/12/26	AMAZON CAPITAL SERVICES INC	13D46Q43H7WF	200	31400	MAINTENANCE OF CONDITION	433400	Operating Supplies	320.23	WALKIE TALKIES
			13D46Q43H7WF	200	31400	MAINTENANCE OF CONDITION	433400	Operating Supplies	(12.30)	SALES TAX
								Total Payment	**307.93**	
532814	05/12/26	BRIGGS, VICKI L	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	15.07	REGISTRATION REFUND
532815	05/12/26	BURMEISTER, ALEXANDRIA J	040726-042326	100	12400	MOTOR VEHICLE	445300	Travel Expense	24.36	MILEAGE REIMBURSEMENT
532816	05/12/26	COVA TREE	30275	200	800100	CONTRACTED MAJOR ROAD MAINT	443600	Other Professional Services	15,750.00	ARBORIST SERVICES
532817	05/12/26	DENVER INDUSTRIAL SALES & SERVICE COMPANY	191420	200	31400	MAINTENANCE OF CONDITION	448300	Asphalt & Asphalt Filler	26,019.00	CRACK SEALANT
532818	05/12/26	DERTZ, DAN	040726	250	53500	OPEN SPACE	445200	Metro Area Meeting Expense	38.39	WEED WARRIORS BREAKFAST MEETING
532819	05/12/26	DIAMOND CLEANING LLC	4204	100	55200	FAIRGROUND OPERATIONS	444700	Other Repair & Maint. Service	1,920.00	CLEANING SERVICES
532820	05/12/26	DOUGLAS LAND CONSERVANCY	20260401SM	250	53500	OPEN SPACE	443600	Other Professional Services	300.00	LEGAL SERVICES - SPRUCE MEADOWS EASEMENT
			20260401LM	250	53500	OPEN SPACE	443600	Other Professional Services	450.00	LEGAL SERVICES - LINCOLN MOUNTAIN EASEMENT
								Total Payment	**750.00**	
532821	05/12/26	FIGHT BACK FOUNDATION INC	26325	100	11100	OFFICE OF THE BOARD	465100	Contributions - Misc.	17,100.00	FREEDOM FESTIVAL DONATION
532822	05/12/26	FRONTIER BUSINESS PRODUCTS	1029977	295	861305	RMHIDTA INTELLIGENCE	444500	Software/Hardware Supp./Maint.	2,886.40	IT NETWORK SUPPORT
532823	05/12/26	GLOBAL PROPANE INC	84193	220	22260	PATROL-DISTRICT 8	450220	Gas	655.68	PROPANE
			1436611992	220	22260	PATROL-DISTRICT 8	450220	Gas	120.00	PROPANE
								Total Payment	**775.68**	
532824	05/12/26	HCDA ENGINEERING INC	202615330	100	19150	JUSTICE CENTER FACILITY MGMT	447500	Other Purchased Services	1,237.50	JUSTICE CENTER - PARKING GARAGE STRUCTURAL ENGINEERING SERVICES
532825	05/12/26	IMAGEFIRST	268373237	100	23100	CORONER	447500	Other Purchased Services	80.53	LAUNDRY SERVICE
532826	05/12/26	IRISH STEPDANCERS OF COLORADO	DC003058	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	500.00	SECURITY DEPOSIT REFUND
532827	05/12/26	J&H SERVICES LLC	426	223	28001	DA 23RD - DISTRICT MO ALLOC	443600	Other Professional Services	300.00	SCREENING SERVICES
532828	05/12/26	LEXUS OF GREENWOOD VILLAGE	MV REFUND/042926	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	221.40	REGISTRATION REFUND
532829	05/12/26	MOMENTUM TELECOM INC	657189	295	861300	RMHIDTA MGMT & COORDINATION	442400	Telephone/Communications	657.72	TELECOM SERVICES
532830	05/12/26	MUNICIPAL SERVICES BUREAU (MSB)	MBFEBINV0025	100	16600	HOMELESSNESS INITIATIVES	447500	Other Purchased Services	24.75	CREDIT CARD CONVENIENCE FEE

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532831	05/12/26	NATIONAL FIRE & SAFETY INC	10026223	100	19100	FACILITIES ADMINISTRATION	444400	Service Contracts	671.00	ANNUAL FIRE EXTINGUISHER, SPRINKLER & FIRE ALARM INSPECTION
			10026221	100	19175	HIGHLANDS RANCH SUBSTATION FAC	444400	Service Contracts	1,112.00	ANNUAL FIRE EXTINGUISHER, SPRINKLER & FIRE ALARM INSPECTION
								Total Payment	**1,783.00**	
532832	05/12/26	NATIONWIDE EXPOS	DC003164	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	174.00	SECURITY DEPOSIT REFUND
532833	05/12/26	PRECISION FIRE PROTECTION INC	2026646	100	870083	VETERAN SVS RELOCATION REMODEL	472100	Construction	2,700.00	SPRINKLER HEAD RELOCATION
532834	05/12/26	SCHUSSBAUMER SKI CLUB	DC003167	100	100	GENERAL FUND	221610	Sec. Deposit Refund-Fairground	204.00	SECURITY DEPOSIT REFUND
532835	05/12/26	SHEEPDOG MICROPHONES	41081457662	100	21500	DETENTION	433950	Communications Equip. Access.	2,138.40	COMMUNICATIONS EQUIPMENT
532836	05/12/26	TOTH, TIBOR P	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	1,519.78	REGISTRATION REFUND
532837	05/12/26	WIGHT, GREGORY & LAURA	MV REFUND	100	100	GENERAL FUND	211650	Fee Refunds - Clerk & Recorder	527.60	REGISTRATION REFUND
532838	05/12/26	KRANIG, TODD	030326-033126	100	18100	IT ADMINISTRATION	445300	Travel Expense	33.64	MILEAGE REIMBURSEMENT
532839	05/12/26	SCHRODER, BRIAN	DP666D4F6A	100	24100	BUILDING DEVELOPMENT SERVICES	446100	Conference,Seminar, Train Fees	41.99	PRACTICE EXAM REIMBURSEMENT
532840	05/12/26	TF PINERY WEST LP	DV2018453	200	200	ROAD AND BRIDGE	221630	Escrow Payable	109,506.00	ESCROW RELEASE
532841	05/12/26	WEEKLY, DARREN	060826-061026PERDIEM	100	21100	SHERIFF ADMINISTRATION	445300	Travel Expense	192.00	NATIONAL SHERIFF'S ASSOCIATION CONFERENCE, OMAHA, NE
								Grand Total:	**1,600,681.13**	

HANDWRITES

Payment Number	Payment Date	Vendor Name	Invoice Number	Fund	Business Unit	Business Unit Description	Object Acct	Account Description	Amount	Remark
114898	05/04/26	BLACK HILLS ENERGY	3383073735/042326	100	19150	JUSTICE CENTER FACILITY MGMT	450220	Gas	15,541.13	4000 JUSTICE WAY
114899	05/04/26	BLACK HILLS ENERGY	7843906157/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	2,035.29	301 WILCOX ST
114900	05/04/26	BLACK HILLS ENERGY	7014265168/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	1,263.79	4400 CASTLETON CT
114901	05/04/26	BLACK HILLS ENERGY	7210915724/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	867.38	301 WILCOX ST
114902	05/04/26	BLACK HILLS ENERGY	2154604510/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	82.04	2801 HWY 85
114903	05/04/26	BLACK HILLS ENERGY	6548784439/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	796.31	3020 HWY 85
114904	05/04/26	BLACK HILLS ENERGY	4648262628/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	400.65	3026 HWY 85
114905	05/04/26	BLACK HILLS ENERGY	6675672133/042326	100	19920	FLEET-CAR WASH FACILITY	450220	Gas	385.27	3030 INDUSTRIAL WAY
114906	05/04/26	BLACK HILLS ENERGY	8272853933/042326	100	19100	FACILITIES ADMINISTRATION	450220	Gas	810.37	2965 HWY 85
114907	05/05/26	ADVANCED HEARING PROVIDERS LLC	26406	620	19400	UI/WC/DISABILITY SELF-INS.	458450	Hearing Loss Claims	5,604.00	INSURANCE CLAIMS
114908	05/05/26	ADVOCATES FOR CHILDREN CASA	040826	100	73000	OPIOID SETTLEMENT FUND ADMIN	457100	Interagency Contract Services	17,500.00	OPIOID GRANT
114909	05/05/26	AMERICAN TOWER CORPORATION	JUN2026	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	3,533.59	JUN 2026 LEASE - SEDALIA TOWER
114910	05/05/26	CDW GOVERNMENT LLC	AH4RQ8J	220	22100	PATROL-LEA	474500	Computer Equipment	13,878.00	LAPTOPS
114911	05/05/26	DOC-11045 LANSING CIRCLE MOB LLC	LATEFEES_MAR2026	100	19100	FACILITIES ADMINISTRATION	451100	Building/Land Lease/Rent	8,783.38	MAR 2026 LEASE LATE PENALTIES
114912	05/05/26	DOMINION WATER AND SANITATION DISTRICT	10922NDHALF	296	861577	ARPA-REVENUE REPLACEMENT	465100	Contributions - Misc./Dominion	36,903.74	WASTEWATER TREATMENT PLANT IGA
114913	05/05/26	PINNACOL ASSURANCE	INV2377930	630	19400	UI/WC/DISABILITY SELF-INS.	458400	Workers Compensation Claims	104,547.85	APR 2026 WC DEDUCTIBLES
			INV2377930/2	620	19400	UI/WC/DISABILITY SELF-INS.	449700	Review Fees/Bonds	13,251.80	APR 2026 WC ADMIN FEES
								Total Payment	**117,799.65**	
114914	05/05/26	SENSERA SYSTEMS INC	PI8891	100	12500	ELECTIONS AND REGISTRATION	443600	Other Professional Services	10,894.00	ELECTIONS SECURITY CAMERA SERVICE
114915	05/05/26	SOUTH METRO FIRE RESCUE AUTHORITY	JUN2026	100	19150	JUSTICE CENTER FACILITY MGMT	451100	Building/Land Lease/Rent	619.57	JUN 2026 LEASE - RUETER-HESS TOWER
114916	05/05/26	TESSA	040826	100	73000	OPIOID SETTLEMENT FUND ADMIN	457100	Interagency Contract Services	25,000.00	OPIOID GRANT
532794	05/01/26	XCEL ENERGY	5300123634256/042426	100	19180	UNIFIED METROPOLITAN FORENSIC	450220	Gas	2,374.54	8555 DOUBLE HELIX - GAS
			5300123634256/042426	100	19180	UNIFIED METROPOLITAN FORENSIC	450210	Electric	5,256.40	8555 DOUBLE HELIX - ELECTRIC
								Total Payment	**7,630.94**	
532795	05/01/26	XCEL ENERGY	5340380672/042926	100	19100	FACILITIES ADMINISTRATION	450210	Electric	4,649.83	9350 HERITAGE HILLS CIR- ELECTRIC
			5340380672/042926	100	19100	FACILITIES ADMINISTRATION	450220	Gas	759.89	9350 HERITAGE HILLS CIR- GAS
								Total Payment	**5,409.72**	
532796	05/01/26	XCEL ENERGY	5341164978/042126	100	19100	FACILITIES ADMINISTRATION	450220	Gas	85.72	3026 INDUSTRIAL WAY - GAS

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			5341164978/042126	100	19100	FACILITIES ADMINISTRATION	450210	Electric	1,062.28	3026 INDUSTRIAL WAY - ELECTRIC
								Total Payment	**1,148.00**	
532797	05/01/26	XCEL ENERGY	5320791280/042426	200	31650	ENG-ITS/TRAFFIC SIGNAL OPS	450250	Traffic Signal Utilities	1,258.55	9717 FAIRVIEW PKWY - TRAFFIC LIGHTS
532801	05/04/26	BECK, PAYNE, FRANK & PIPER PC	692V041W	630	19450	LIABILITY AND PROPERTY INS.	458150	Insurance Claims-Liability	10,574.12	INSURANCE CLAIMS
532802	05/04/26	ROXBOROUGH WATER & SANITATION DISTRICT	7130848/042426	100	19100	FACILITIES ADMINISTRATION	450230	Water & Sewer	148.25	BULK WATER
532803	05/04/26	POST, CHRISTOPHER	43026	223	28501	DA 23RD - STATE MANDATED COSTS	445300	Travel Expense-State Mandated	619.50	EXPERT WITNESS SERVICES
532804	05/04/26	BRAZIL, JOSIAH	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532805	05/04/26	BURRELL, CARSON J	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532806	05/04/26	CANNON, EVA E	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532807	05/04/26	HAMPTON, CARTER	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532808	05/04/26	KEENAN, MCKENNA	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532809	05/04/26	MARTINEZ, MALIAH S	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532810	05/04/26	RAMIREZ, DEVEON A	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532811	05/04/26	STORMES, AILISH M	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
532812	05/04/26	WILLIAMS, JACOBI J	2026DCYIAWARDS	100	19250	YOUTH SERVICES PROGRAM MGMT	447570	Community Outreach	500.00	2026 DOUGLAS COUNTY YOUTH INITIATIVE AWARDS
								Grand Total:	**293,987.24**	

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Brittany Cassell, Curator

DESCRIPTION: Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month.

SUMMARY: The request is for approval of a Resolution proclaiming May 2026 as Archaeology and Historic Preservation Month.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026
Samantha Hutchison - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
Staff Report - May 2026 Archaeology and HP Month

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Brittany Cassell, Curator

DESCRIPTION: Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month.

SUMMARY: The request is for approval of a Resolution proclaiming May 2026 as Archaeology and Historic Preservation Month.

REVIEW:

Steven E Koster	Approve	4/30/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Staff Report - May 2026 Archaeology and HP Month

DOUGLAS COUNTY
COLORADO

Resolution Approval Staff Report

Date: April 28, 2026

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Kati Carter, AICP, Director of Community Development

CC: Brittany Cassell, Curator
Lauren Pulver, Planning Manager
Steven E. Koster, AICP, Deputy Director of Community Development

Subject: Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month

Board of County Commissioners Meeting: **May 12, 2026 @ 1:30 p.m.**

REQUEST

Each year, the National Trust for Historic Preservation and History Colorado proclaim May as Archaeology and Historic Preservation Month in celebration of the diverse and unique heritage of America's cities and states. This year, the Resolution also celebrates the 250th anniversary of the Declaration of Independence and the 150th anniversary of Colorado statehood and the importance of preservation in marking these milestones.

In honor of this nationwide event, the attached Resolution is provided to proclaim May as Archaeology and Historic Preservation Month.

ATTACHMENTS PAGE

Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month……2-3

RESOLUTION NO. R-026
THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION PROCLAIMING MAY 2026 AS ARCHAEOLOGY AND HISTORIC PRESERVATION MONTH

WHEREAS, the National Trust for Historic Preservation created Preservation Week in 1971 to spotlight grassroots preservation efforts in America, which has grown into an annual celebration observed by small towns and big cities with events ranging from architectural and historic tours and award ceremonies, to fundraising events, educational programs and heritage travel opportunities; and

WHEREAS, in 2005 the National Trust extended the celebration to the entire month of May and declared it Preservation Month to provide an even longer opportunity to celebrate the diverse and unique heritage of our Country's cities and states and enable more Americans to become involved in the growing preservation movement; and

WHEREAS, 2026 provides a unique opportunity to recognize Archaeology and Historic Preservation Month during the yearlong celebration of the 250th anniversary of the Declaration of Independence and the 150th anniversary of Colorado statehood and the County is planning a series of events to celebrate the preservation of significant historic and cultural sites across the County.

WHEREAS, the National Historic Preservation Act has had a profound impact on Colorado, and historic places listed on the Douglas County, State, and National Registers contribute to the revitalization and recognition of communities through heritage tourism and the preservation of historic places which honor the diverse cultural, agricultural, natural and built environments of our State; and

WHEREAS, in Colorado, Archaeology and Historic Preservation Month is a celebration of our State's heritage.

NOW, THEREFORE, BE IT RESOLVED, THAT THE BOARD OF COUNTY COMMISSIONERS FOR THE COUNTY OF DOUGLAS, STATE OF COLORADO, hereby proclaim that May 2026 shall be commemorated as Archaeology and Historic Preservation Month.

PASSED AND ADOPTED this 12th day of May 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY: _____
George Teal, Chair

ATTEST: _____

Hayley Hall
Deputy Clerk to the Board

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: Following the Recommendation of Assessor's Office to Settle BAA Appeal.

SUMMARY: The Assessor's Office has requested a reduction in value for the following property. The values of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

RECOMMENDED ACTION: Approval of the Settlement Agreement as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulation.

REVIEW:

Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Cover Page
Board Memo 5.12.26

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Jeff Garcia, County Attorney

DESCRIPTION: Following the Recommendation of Assessor's Office to Settle BAA Appeal.

SUMMARY: The Assessor's Office has requested a reduction in value for the following property. The values of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

RECOMMENDED ACTION: Approval of the Settlement Agreement as Recommended by the Assessor's Office and to Authorize the Douglas County Attorney's Office to Sign the Proposed Stipulation.

REVIEW:

Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Board Memo 5.12.26

COUNTY ATTORNEY'S OFFICE

MEMORANDUM

TO: **BOARD OF COUNTY COMMISSIONERS**

APPROVED BY: **ANDREW STEERS**
ASSISTANT COUNTY ATTORNEY

DATE: **May 12, 2026**

RE: **PROPOSED SETTLEMENT AGREEMENT**

The Assessor's Office has requested a reduction in value for the following properties. The values of the subject properties have been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). These cases may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulations with the taxpayers. The information in this memo is a summary of the settlement justifications offered by the Assessor's Office.

HCA HEALTHONE LLC v. Douglas County BOE

BAA Docket No. 2025BAA1750

BOE Decision: November 1, 2025

BOE Action: Petition denied

Current Status: Protest Tax Year 2025; Scheduled at BAA

Property Profile: Address: 10103 Ridgegate Pkwy, Lone Tree, CO 80124

Type: Medical Office

The subject property is Class A, 4-story, medical office building on the Sky Ridge Hospital campus in the City of Lone Tree. Known as the Aspen building, it is a multi-tenant building consisting of 128,812 gross square feet and is situated on a 2.55-acre site. The petitioner provided rent rolls and income & expense reports to better understand the property's actual

performance during the 18-month Study Period. The information indicated that leases signed during the study period were at a lesser NNN rate than previous study periods while vacancy remained stable. The BAA appraiser re-examined the Sales Comparison and Income Approaches to value. Via the Sales Comparison Approach the current value was supported but via the Income Approach an adjustment was merited due to a decline in rental rates and increase in operating expenses. After discussions with the petitioner's representative Tax Year 2025's value was adjusted from $39,008,247 to $38,100,000.

HCA HEALTHONE LLC v. Douglas County BOE

BAA Docket No. 2025BAA1751

BOE Decision: November 1, 2025

BOE Action: Petition denied

Current Status: Protest Tax Year 2025; Scheduled at BAA

Property Profile: Address: 10099 Ridgegate Pkwy, Lone Tree, CO 80124

Type: Medical Office

The subject property is Class A, 4-story, medical office building on the Sky Ridge Hospital campus in the City of Lone Tree. Known as the Conifer building, it is a multi-tenant occupancy consisting of 112,021 gross square feet and is situated on a 3.17-acre site. The petitioner provided rent rolls and income & expense reports to better understand the property's actual performance during the 18-month Study Period. The information indicated that as of June 30, 2024 the building was experiencing above normal vacancy at 17% and that lease rates commanded during the study period were less than previous study periods. The BAA appraiser re-examined the Sales Comparison and Income Approaches to value. Via the Sales Comparison Approach the current value was supported but via the Income Approach an adjustment was merited due to a decline in rental rates, excess vacancy and costs of lease-up and finally, increased expenses. After discussions with the petitioner's representative Tax Year 2025's value was adjusted from $35,336,843 to $33,550,000

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On April 15, 2026 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	4/29/2026
Christie Guthrie	Approve	4/29/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

Cover Page
Abatement Approval of Hearing Referee Resolution - April 2026
Abatement Approval of Hearing Referee Documents

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Recommendation of the Abatement Hearing Referee.

SUMMARY: On April 15, 2026 Referee Jeffrey Hamilton conducted abatement hearings on behalf of the Board of County Commissioners pursuant to the authority granted by Resolution No. R-008-083. The attached resolution approves the referee's recommendations and orders a separate resolution be prepared for each abatement petition and to notify the petitioners of the Board's decision.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Approve	4/29/2026
Christie Guthrie	Approve	4/29/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

Abatement Approval of Hearing Referee Resolution - April 2026
Abatement Approval of Hearing Referee Documents

RESOLUTION NO. R-026-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE RECOMMENDATIONS
OF THE ABATEMENT HEARINGS REFEREE

WHEREAS, pursuant to Resolution No. R-008-083, A Resolution Appointing Independent Referees to Conduct Abatement Hearings on Behalf of the Board of County Commissioners Beginning July 1, 2008, the Board finds as follows:

1. Referee Jeffrey Hamilton heard about the abatement petition on April 15, 2026 and

2. After hearing all the evidence, Referee Hamilton makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement Nos.	**Petitioner(s)**
202600030	Matthew & Deborah Mathias
202600036	Dumont Park LLC
202600037	Dumont Park LLC
202600064	Walter Raynor
202600065	Walter Raynor

3. Having reviewed the recommendations of Referee Hamilton, the Board of County Commissioners ("Board") approves his findings and recommendations.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Hamilton and orders that a separate resolution be prepared for each abatement petition contained in the attached worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 12th day of May 2026 in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dumont Park LLC Agent: Paul Euler

Parcel No.: R0329637 Abatement Number: 202600036

Assessor's Original Value: $810,127

Hearing Date: April 15, 2026 Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Matthew Steder and Sean Hickey

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Paul Euler
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $810,127 (no change)

Petitioner's Requested Value: $428,890.50

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent valued the vacant land parcel (R0329637) together with an adjoining improved parcel (R0329638) as a single economic unit. The agent expressed concern regarding a real estate tax increase of 89.5% from 2017 to 2025, noting that this substantial rise imposed a significant burden on the tenant, who entered into a five-year NNN lease on May 1, 2024 at $22,000 per month. The agent asserted that the sales comparables utilized by the assessor were not truly similar; therefore, he employed both the income approach and the equity approach (assessment comparables) for valuation purposes. Neighboring parcels reflected assigned land values ranging from $4.50 to $8.50 per square foot, and improvement values from $155 to $328 per square foot. Under the income approach, the agent indicated a potential gross income of $264,000, subtracted $88,000 for vacancy and collection loss, and deducted owner's expenses to derive a net operating income of $147,744. This NOI was capitalized at 7.00% to yield an income value of $2,110,634. Based on both approaches, the agent requested an allocation of $428,890.50 for the land (R0329637) and $1,312,500 for the improved parcel (R0329638), with a combined total value of $1,741,390.50.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (0200) Vacant land

Total Actual Value: $810,127

Reasons are as follows:

The agent's equity approach and income approach were not applied accurately. To utilize an equity approach (assessment comparables), all properties considered must be identical, such as condominiums. However, the examples cited varied in size and use, meaning they were not valid equity comparables and should not have been considered. The income approach was also misapplied, with a 33% vacancy rate projected indefinitely. If properly applied, the income approach would provide the most reliable indication of value in this instance. Notably, the lease was signed two months prior to the appraisal date of June 30, 2024. Applying appropriate income parameters based on the study period lease would result in a value significantly higher than the current value by the assessor. Therefore, I recommend that this petition be denied.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton — *4-15-2026*
Name — Date

2026000036-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key (City or Town) FL (State) 34228 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329637	12325 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$405,063** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Daytime Phone Number (____)
Petitioner's Signature

Email _____

Paul Euler
Digitally signed by Paul Euler
DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US
Date: 2026.01.09 18:41:06 -07'00'

By _____ Daytime Phone Number (520) 912-6415
Agent's Signature*

Printed Name: Paul Euler Email support@taxdetective.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ **No** ☐ **Yes (If a protest was filed, please attach a copy of the NOD.)**

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature Date

_____ _____
Assessor's or Deputy Assessor's Signature Date

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this

_____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

~~15 DPT AR No. 020 66/16~~

AGENCY AUTHORIZATION FORM

Colorado State Law allows a property owner to designate an agent to act on his/her behalf on matters relating to the review of the property's assessed valuation before the Assessor and the County/State Boards.
This designation is for calendar year 2025 and must accompany any Petition for Review filed with the Assessor.
Notices issued by the Assessor or Boards relating to the review of the valuation of this property shall be sent to the Agent. The Agent agrees to keep the property owner informed during the appeal process.
TaxDetective will file a Petition, if justified, after receiving your completed Order Form and Agency Authorization Form.
I hereby authorize TaxDetective to serve as my agent in all matters relating to the review of the valuation of the property's assessed valuation before the Assessor and the County/State Boards if necessary.

DESIGNATION OF AGENT: (Type or Print)

TaxDetective LLC
AGENT / FIRM NAME

Paul Euler , or Juli Tweedy — support@taxdetective.com
CONTACT PERSON — EMAIL

PO Box 89643
MAILING ADDRESS

Tucson — AZ — 85752-9643
CITY — STATE — ZIP

COMPLETED BY PROPERTY OWNER

DESIGNATION MADE BY: (Type or Print)

Edward Eucker Dumont PARK LLC
COMPANY NAME

Edward Eucker — President
NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON — TITLE

12365 Dumont Way Littleton Colo
ADDRESS

Co — 80125 — 303-944-8308 — EUEONLBR@MSN.CO
CITY — STATE — ZIP — TELEPHONE — EMAIL

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor the Boards of Equalization. This authorization is limited to the properties listed below and the attached continuation form(s).

x Edward C Eucker — x 12/18/2025
SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY — DATE

Edward C. Eucker — President
PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE) — PRINT TITLE

Please list any parcel #s that you would like TaxDetective to appeal.

County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #
Douglas	PARK 95 Business Park	Douglas	Lot's 4 & 5		R0329637
					R0329638

Petition for Review of Property Valuation

For cy 2025 Date Filed: June 1, 2025

Parcel No: R0329637 County: Douglas
Alternate Parcel No: 222907002021

PropertyType: land Original Value: $810,127

Recommended Value: $405,063

Please send all materials relating to this Appeal to TaxDetective. Thank you.

Agent:
TaxDetective LLC
PO Box 89643
Tucson, AZ 85752-9643
fax: 520.829.9557

Owner:
Dumont Park LLC
Edward Charles Eucker
761 Norton St
Longboat Key FL 34228

support@taxdetective.com
Contact person: Paul Euler

Verification: I, the undersigned, as agent for this property, state that the information contained herein and on any attachments constitute true and complete statements concerning the described property.

Signature of Agent

Presentation

The two subject parcels:
R0329638 12365 Dumont Way Littleton. $1,837,500, $245.00/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $49,027. Industrial bldg. 7500sf. Estimated taxes 2024: $38,654.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$1,837,500, $245.00	97574, $829,379, $8.50	7500, $1,008,121, $134.42

R0329637 12325 Dumont Way Littleton. $810,127, $8.50/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $21,615. Land. 95309sf. Estimated taxes 2024: $21,303.
Valuation:

Total	Land sf, value/sf	Bldg
$810,127	95309, $8.50	none

Request that the valuations of these two parcels be 'heard together'.
Rationale for this request: They are both owned by the same owner, Dumont Park LLC. The two parcels have always been used by one entity. The current owner purchased both properties from the developer in 1995 for his own use. He operated a company on both parcels until around 2015. At that time, he leased both parcels to another company for approximately six years. Around 2023, he leased both parcels to another company who continues to operate there.

Analysis:
The current owner purchased the improved parcel for $420,500 in December 1995. The Assessor's original valuation for cy2025 is $1,837,500, an increase of 436%. Since 2018, the valuation has increased by 213%; since 2024, it has increased by 22.5%.

Comparable sales in Highlands Ranch, are difficult to find.
1. R0329635 12255 Dumont Way Valuation: $1,545,095, $323.38/sf.
1985 Sold:4/20/2022 $3,000,000, $627.88/sf
3 bldgs sf = 3344 (service garage) + 1184 (equipment storage) + 250 (equipment storage) = 4778sf
Land: 241690sf
Impr value: $238,295, $49.87/sf
Land value: $1,306,800, $5.41/sf.

2. R0329640 12455 Dumont Way Valuation: $3,562,501, $190.00/sf.
1984sf Sold: 12/9/2024 $3,491,379, $186.21/sf
18750sf (storage warehouse).
Land: 110991sf
Impr value: $2,619,077, $139.68/sf
Land value: $943,424, $8.50/sf.

3. R0329687 12249 Mead Way Valuation: $3,538,296, $211.15/sf.
2000 Sold: 12/6/1996. $650,000 not listed by Asr, not arms-length.

Please note that none of these sales occurred within the relevant time period of July 1, 2022 to June 30, 2024.

One current listing was found:
For sale: 12395 N Mead Way 12738sf Listing sale price: $2,450,000, $192.34/sf. Land: 25265sf.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$2,082,010, $163.45	25265sf, $250,910, $9.93	12738sf, $1,831,100, $143.75

Contact info: https://www.loopnet.com/Listing/12395-N-Mead-Way-Littleton-CO/32615805/

It is significant to note that at no time has the land parcel, R0329637, ever been used separately from the 'parent' parcel, R0329638. Because of this, it seems fairer that the County Assessor consider the land parcel as more of a 'child' parcel to the 'parent; thereby assigning a lower current valuation.

Recommended valuations:
R0329638: $1,425,000, $190.00/sf.

R0329637: $405,063, $4.25/sf.

Thank you for your consideration.

DCASSESSOR

JAN 15 2026 RCD

PO Box 89643
Tucson, AZ 85752-9643
support@TaxDetective.com

January 10, 2026

Toby Damisch, Assessor
Douglas County
301 Wilcox St
Castle Rock, CO 80104

Dear Mr Damisch,

Please accept this submittal of two Petitions For Abatement Or Refund Of Taxes for calendar year 2025 payable in calendar year 2026, and calendar year 2026 payable in calendar year 2027.

If you have any questions or need further information, please let me know.
Thank you for your service.

Respectfully,

Paul Euler

202600036-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key | FL | 34228
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329637	12325 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$405,063** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Petitioner's Signature

Paul Euler — Digitally signed by Paul Euler. DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US. Date: 2026.01.09 18:41:06 -07'00'

Daytime Phone Number (____)

Email _____

By _____
Agent's Signature*

Daytime Phone Number (520) 912-6415

Printed Name: Paul Euler

Email support@taxdetective.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** * See Transmittal

Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600036

Abatement #	202600036	**Staff Appraiser**	MGS
Tax Year	2025	**Review Appraiser**	SJH
Date Received	1/15/2026	**Recommendation**	Deny
Petitioner	DUMONT PARK LLC	**Reason**	The subject is a vacant commercial land parcel with the 2025 value supported by vacant commercial sales in the surrounding land economic area.
Agent	TAX DETECTIVE LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$405,063	**Assessor Final Review Value**	$810,127

The subject property consists of 95,309 square feet, or 2.188 acres, of commercial vacant land. No market data was submitted by the petitioner's agent to support an adjustment to the land value. In addition, the petitioner's agent did not provide additional lease terms for this vacant land parcel. For the 2025 tax year, the assessor valued the property using the sales comparison approach, relying on comparable commercial vacant land sales within the surrounding land economic area. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	5.3293%	$11,656.78
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$11,656.78**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	5.3293%	$11,656.78
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$11,656.78**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329637	$810,127	$218,730	$11,656.78	$810,127	$218,730	$11,656.78	$0.00
Totals	**$810,127**	**$218,730**	**$11,656.78**	**$810,127**	**$218,730**	**$11,656.78**	**$0.00**

Transmittal Sheet for Abatement #: 202600036

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	4.5528%	$9,958.34
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$9,958.34**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	4.5528%	$9,958.34
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$9,958.34**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329637	$810,127	$218,730	$9,958.34	$810,127	$218,730	$9,958.34	$0.00
Totals	**$810,127**	**$218,730**	**$9,958.34**	**$810,127**	**$218,730**	**$9,958.34**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$11,656.78	$11,656.78	$0.00	$9,958.34	$9,958.34	$0.00	**$0.00**

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing

#202600036

Petitioner
DUMONT PARK LLC

ACTUAL VALUE DATA SUMMARY

Of

12325 DUMONT WAY (VACANT LAND)
LITTLETON, CO 80125

Legal Description: LOT 4 PARK 85 – 2.188 AM/L

Account Number: R0329637

Assessment Date(s): January 1, 2025

Prepared by
Douglas County Assessor Office

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2025 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2024 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2024 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2024 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term "actual value" is considered synonymous with the term "market value".

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> "The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor's Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as "*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*"

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2024 utilizing base period data from the time period of 2023 and the first six months of 2024. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2025. Therefore the subject is assigned a retrospective actual or market value as of June 30, 2024 for the property characteristics that existed on January 1, 2025.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration of the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial vacant land property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial vacant land property use is considered to be maximally productive, and the highest and best use of the subject property as improved.

MARKET APPROACH SUMMARY

Land Value

The land value has been determined by assignment of a land economic area (LEA) that applies a value per unit derived from the market value indications of sale properties that have a use similar to the current use of the subject property and that are impacted by economic forces similar to those experienced by the subject. The indicated value of the LEA is applied to the property characteristics of the subject property and may be adjusted for any applicable attributes.

The assigned LEA per unit value to provide the indication of land value for the subject property is as indicated in the *Land Valuation Summary* of the subject property profile identification and description section of this summary.

The following land sales are parcels that sold in or immediately prior to the applicable base study period. The sales were those considered to provide an indication of the range of value for the modeling process of the assigned LEA.

LEA	Account/County	Address/Legal	Sale Date	Sale Price	SF or Acre	$/SF or Acre
25701	R0162835	LOT 7A BLK 17 SEDALIA PER LLV 2007072104	7/19/22	$ 295,000	21,736	$ 13.57
25701	R0611321	LOT 4A TITAN ROAD INDUSTRIAL PARK 1 4TH AMD	1/26/22	$ 1,500,000	192,492	$ 7.79
25701	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	$ 850,000	53,230	$ 15.97
25701	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	$ 1,700,000	163,817	$ 10.38
25701	R0359247	PART LOT 1 SOUTHPARK 2 LYING NORTH OF POND AREA F LSP 4228 (SEE	8/12/19	$ 950,000	96,162	$ 9.88

The land sales considered provide a range of $7.79 to $15.97 per square foot, indicating a mean of $11.52 per square foot and a median of $10.38 per square foot.

The dollar per square foot value for the LEA was selected from the indicated range of the comparable sales. The final dollar value per square foot applied to the assigned LEA is $10.00 per square foot. Based on application of the LEA value assignment the subject property land value is calculated with any applicable attribute adjustments as follows:

LEA Assigned Unit Value				$10.00	per	Square Foot
Subject Attribute	C-Powerline Tower		-	15%	adj	
Subject Attribute	None		+	0%	adj	
Subject Land Area	95,309.00	Square Feet	x	$8.50	=	$810,127

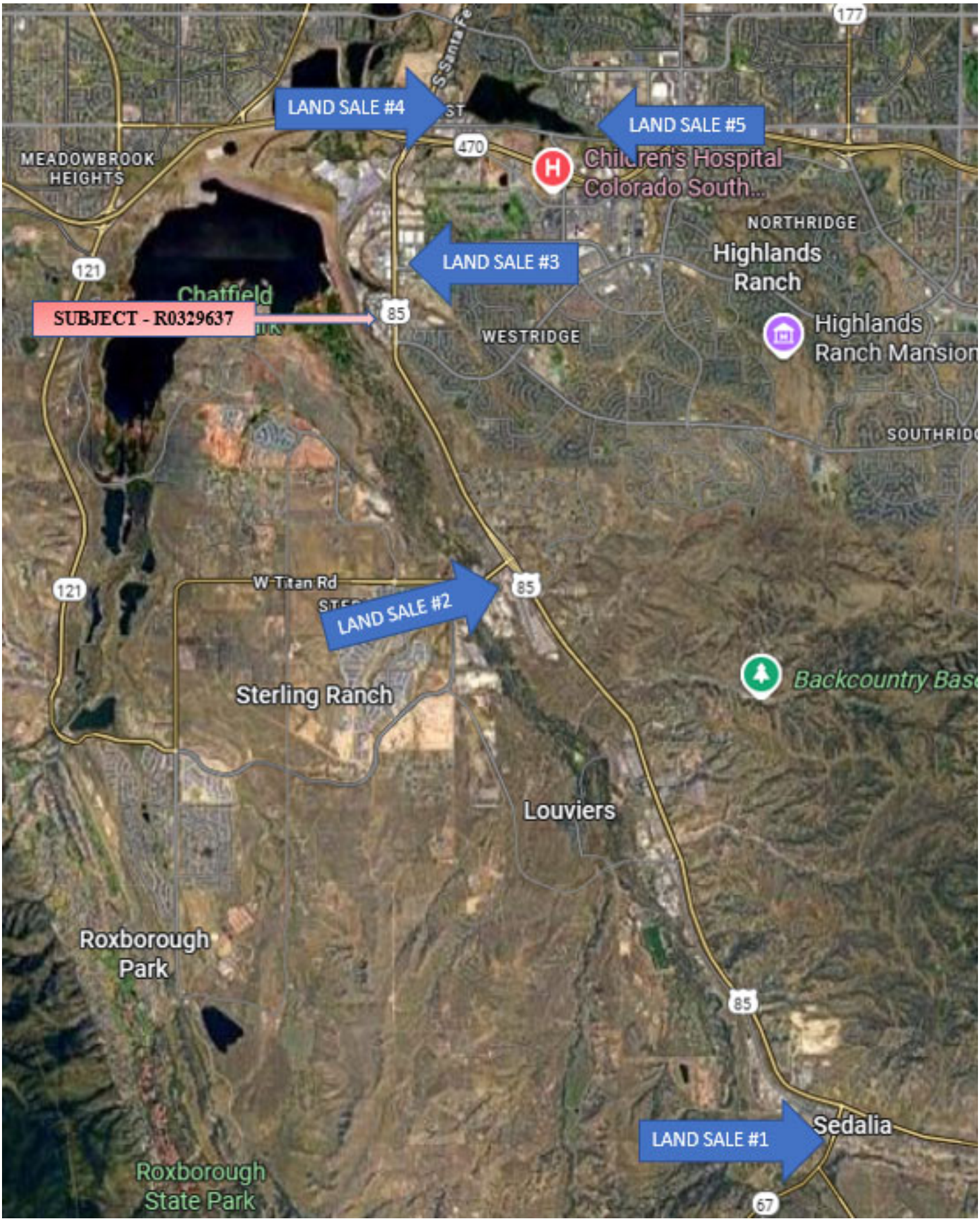
Subject Location Map



SUBJECT: AERIAL OF SITE



LOCATION MAP FOR THE SUBJECT PROPERTY AND LAND SALES



Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329637 **Local #:** 1,8 **Parcel #:** 222907002021

Tax Year:	2025	**Levy:**	53.293000	**# of Imps:**		**Created On:**	09/01/1996
Tax Dist:	3702	**Map #:**		**LEA:**	25701	**Active On:**	12/05/2022
PUC:		**Initials:**		**Acct Type:**	Vacant Land	**Inactive On:**	
Assign To:	MGS					**Last Updated:**	

Owner's Name and Address

DUMONT PARK LLC
761 NORTON ST
LONGBOAT KEY, FL 34228-1447

Property Address

12325 DUMONT WAY, LITTLETON

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
02/26/2014	$0	Special Warranty Deed	2014009709			EDWARD CHARLES EUCKER
12/20/1995	$420,500	Warranty Deed	9561197	1308	773	MISSION VIEJO CO

Legal

LOT 4 PARK 85 - 2.188 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
7	6	68	SE			

Subdivision Information

Sub Name	Block	Lot	Tract
PARK 85	0	4	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	0200	Market	95,309	Square Feet	95,309.000000	$8.50	$810,127	27.00%	$218,734
Class				**Sub Class**					
Land Subtotal:					**2.19**		**$810,127**		**$218,734**

Land Attributes

Attribute	Description	Adjustment
C-PWL	C-Powerline Tower	-0.150000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
Improvement Subtotal:					**$0**		**$0**

Total Property Value

Total Value:	**$810,127**	**$218,730**

*Approximate Assessed Value

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dumont Park LLC Agent: Paul Euler

Parcel No.: R0329638 Abatement Number: 202600037

Assessor's Original Value: $1,837,500

Hearing Date: April 15, 2026 Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Matthew Steder and Sean Hickey

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Paul Euler
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $1,837,500 (no change)

Petitioner's Requested Value: $1,312,500

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent valued the vacant land parcel (R0329637) together with an adjoining improved parcel (R0329638) as a single economic unit. The agent expressed concern regarding a real estate tax increase of 89.5% from 2017 to 2025, noting that this substantial rise imposed a significant burden on the tenant, who entered into a five-year NNN lease on May 1, 2024 at $22,000 per month. The agent asserted that the sales comparables utilized by the assessor were not truly similar; therefore, he employed both the income approach and the equity approach (assessment comparables) for valuation purposes. Neighboring parcels reflected assigned land values ranging from $4.50 to $8.50 per square foot, and improvement values from $155 to $328 per square foot. Under the income approach, the agent indicated a potential gross income of $264,000, subtracted $88,000 for vacancy and collection loss, and deducted owner's expenses to derive a net operating income of $147,744. This NOI was capitalized at 7.00% to yield an income value of $2,110,634. Based on both approaches, the agent requested an allocation of $428,890.50 for the land (R0329637) and $1,312,500 for the improved parcel (R0329638), with a combined total value of $1,741,390.50.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (2235) Industrial

Total Actual Value: $1,837,500

Reasons are as follows: The agent's equity approach and income approach were not applied accurately. To utilize an equity approach (assessment comparables), all properties considered must be identical, such as condominiums. However, the examples cited varied in size and use, meaning they were not valid equity comparables and should not have been considered. The income approach was also misapplied, with a 33% vacancy rate projected indefinitely. If properly applied, the income approach would provide the most reliable indication of value in this instance. Notably, the lease was signed two months prior to the appraisal date of June 30, 2024. Applying appropriate income parameters based on the study period lease would result in a value significantly higher than the current value by the assessor. Therefore, I recommend that this petition be denied.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600037

202600037-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key | FL | 34228
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329638	12365 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$1,425,000** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Daytime Phone Number (____)
Petitioner's Signature

Email _____

Paul Euler
Digitally signed by Paul Euler
DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US
Date: 2026.01.09 18:41:38 -07'00'

By _____ Daytime Phone Number (520) 912-6415
Agent's Signature*

Printed Name: Paul Euler Email support@taxdetective.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

~~Assessor's or Deputy Assessor's Signature~~

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature **Date**

_____ _____
Assessor's or Deputy Assessor's Signature **Date**

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this .

_____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

~~15 DPT AR No. 020 66/16~~

AGENCY AUTHORIZATION FORM

Colorado State Law allows a property owner to designate an agent to act on his/her behalf on matters relating to the review of the property's assessed valuation before the Assessor and the County/State Boards.
This designation is for calendar year 2025 and must accompany any Petition for Review filed with the Assessor.
Notices issued by the Assessor or Boards relating to the review of the valuation of this property shall be sent to the Agent. The Agent agrees to keep the property owner informed during the appeal process.
TaxDetective will file a Petition, if justified, after receiving your completed Order Form and Agency Authorization Form.
I hereby authorize TaxDetective to serve as my agent in all matters relating to the review of the valuation of the property's assessed valuation before the Assessor and the County/State Boards if necessary.

DESIGNATION OF AGENT: (Type or Print)

TaxDetective LLC
AGENT / FIRM NAME

Paul Euler , or Juli Tweedy — support@taxdetective.com
CONTACT PERSON — EMAIL

PO Box 89643
MAILING ADDRESS

Tucson — AZ — 85752-9643
CITY — STATE — ZIP

COMPLETED BY PROPERTY OWNER

DESIGNATION MADE BY: (Type or Print)

Edward Eucker — Dumont PARK LLC
COMPANY NAME

Edward Eucker — President
NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON — TITLE

12365 Dumont Way — Littleton — Co — 80125 — 303-944-8308 — ELEONLBK@MSN.CO
ADDRESS — CITY — STATE — ZIP — TELEPHONE — EMAIL

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor the Boards of Equalization. This authorization is limited to the properties listed below and the attached continuation form(s).

x Edward C Eucker — x 12/18/2025
SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY — DATE

Edward C. Eucker — President
PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE) — PRINT TITLE

Please list any parcel #s that you would like TaxDetective to appeal.

County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #
Douglas	PARK 85 Business Park	Douglas	Lot's 4 & 5		R0329637
					R0329638

Petition for Review of Property Valuation

For cy 2025

Date Filed: June 1, 2025

Parcel No: R0329638
Alternate Parcel No: 222907002020

County: Douglas

PropertyType: Comml-storage

Original Value: $1,837,500

Recommended Value: $1,425,000

Please send all materials relating to this Appeal to TaxDetective. Thank you.

Agent:

TaxDetective LLC
PO Box 89643
Tucson, AZ 85752-9643
fax: 520.829.9557

Owner:

Dumont Park LLC
Edward Charles Eucker
761 Norton St
Longboat Key FL 34228

support@taxdetective.com
Contact person: Paul Euler

Verification: I, the undersigned, as agent for this property, state that the information contained herein and on any attachments constitute true and complete statements concerning the described property.



Signature of Agent

Presentation

The two subject parcels:
R0329638 12365 Dumont Way Littleton. $1,837,500, $245.00/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $49,027. Industrial bldg. 7500sf. Estimated taxes 2024: $38,654.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$1,837,500, $245.00	97574, $829,379, $8.50	7500, $1,008,121, $134.42

R0329637 12325 Dumont Way Littleton. $810,127, $8.50/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $21,615. Land. 95309sf. Estimated taxes 2024: $21,303.
Valuation:

Total	Land sf, value/sf	Bldg
$810,127	95309, $8.50	none

Request that the valuations of these two parcels be 'heard together'.
Rationale for this request: They are both owned by the same owner, Dumont Park LLC. The two parcels have always been used by one entity. The current owner purchased both properties from the developer in 1995 for his own use. He operated a company on both parcels until around 2015. At that time, he leased both parcels to another company for approximately six years. Around 2023, he leased both parcels to another company who continues to operate there.

Analysis:
The current owner purchased the improved parcel for $420,500 in December 1995. The Assessor's original valuation for cy2025 is $1,837,500, an increase of 436%. Since 2018, the valuation has increased by 213%; since 2024, it has increased by 22.5%.

Comparable sales in Highlands Ranch, are difficult to find.
1. R0329635 12255 Dumont Way Valuation: $1,545,095, $323.38/sf.
1985 Sold:4/20/2022 $3,000,000, $627.88/sf
3 bldgs sf = 3344 (service garage) + 1184 (equipment storage) + 250 (equipment storage) = 4778sf
Land: 241690sf
Impr value: $238,295, $49.87/sf
Land value: $1,306,800, $5.41/sf.

2. R0329640 12455 Dumont Way Valuation: $3,562,501, $190.00/sf.
1984sf Sold: 12/9/2024 $3,491,379, $186.21/sf
18750sf (storage warehouse).
Land: 110991sf
Impr value: $2,619,077, $139.68/sf
Land value: $943,424, $8.50/sf.

3. R0329687 12249 Mead Way Valuation: $3,538,296, $211.15/sf.
2000 Sold: 12/6/1996. $650,000 not listed by Asr, not arms-length.

Please note that none of these sales occurred within the relevant time period of July 1, 2022 to June 30, 2024.

One current listing was found:
For sale: 12395 N Mead Way 12738sf Listing sale price: $2,450,000, $192.34/sf. Land: 25265sf.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$2,082,010, $163.45	25265sf, $250,910, $9.93	12738sf, $1,831,100, $143.75

Contact info: https://www.loopnet.com/Listing/12395-N-Mead-Way-Littleton-CO/32615805/

It is significant to note that at no time has the land parcel, R0329637, ever been used separately from the 'parent' parcel, R0329638. Because of this, it seems fairer that the County Assessor consider the land parcel as more of a 'child' parcel to the 'parent; thereby assigning a lower current valuation.

Recommended valuations:
R0329638: $1,425,000, $190.00/sf.

R0329637: $405,063, $4.25/sf.

Thank you for your consideration.

DCASSESSOR

JAN 15 2026 RCD

PO Box 89643
Tucson, AZ 85752-9643
support@TaxDetective.com

January 10, 2026

Toby Damisch, Assessor
Douglas County
301 Wilcox St
Castle Rock, CO 80104

Dear Mr Damisch,

Please accept this submittal of two Petitions For Abatement Or Refund Of Taxes for calendar year 2025 payable in calendar year 2026, and calendar year 2026 payable in calendar year 2027.

If you have any questions or need further information, please let me know.
Thank you for your service.

Respectfully,

Paul Euler

2026000037-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key (City or Town) FL (State) 34228 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329638	12365 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$1,425,000** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Petitioner's Signature

Paul Euler
Digitally signed by Paul Euler
DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US
Date: 2026.01.09 18:41:38 -07'00'

Daytime Phone Number (____)

Email _____

By _____
Agent's Signature*

Daytime Phone Number (520) 912-6415

Printed Name: Paul Euler

Email support@taxdetective.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114 5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** See transmittal

Julie Engratta
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600037

Abatement #	202600037	**Staff Appraiser**	MGS
Tax Year	2025	**Review Appraiser**	SJH
Date Received	1/15/2026	**Recommendation**	Deny
Petitioner	DUMONT PARK LLC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	TAX DETECTIVE LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,425,000	**Assessor Final Review Value**	$1,837,500

The subject property is a 7,500 square foot, single tenant industrial property constructed in 1997. Documentation provided by the petitioner's agent did not support any valuation adjustment. Some actual income and expense information was provided, but only limited details regarding occupancy and tenant lease terms. The provided income and expense data supports the assessor's value. An email was sent on 1/22/2026 requesting this information for the study period, but has not yet been received. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model (I75) selected for the subject is supported by comparable sales within the study period, indicating a value of $245 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	5.3293%	$11,933.90
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	5.3293%	$14,505.82
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$26,439.72**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	5.3293%	$11,933.90
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	5.3293%	$14,505.82
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$26,439.72**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329638	$1,837,500	$496,120	$26,439.72	$1,837,500	$496,120	$26,439.72	$0.00
Totals	**$1,837,500**	**$496,120**	**$26,439.72**	**$1,837,500**	**$496,120**	**$26,439.72**	**$0.00**

Transmittal Sheet for Abatement #: 202600037

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	4.5528%	$10,195.09
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	4.5528%	$12,392.27
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$22,587.36**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	4.5528%	$10,195.09
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	4.5528%	$12,392.27
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$22,587.36**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329638	$1,837,500	$496,120	$22,587.36	$1,837,500	$496,120	$22,587.36	$0.00
Totals	**$1,837,500**	**$496,120**	**$22,587.36**	**$1,837,500**	**$496,120**	**$22,587.36**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$26,439.72	$26,439.72	$0.00	$22,587.36	$22,587.36	$0.00	**$0.00**

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600037

Petitioner
DUMONT PARK LLC

ACTUAL VALUE DATA SUMMARY

Of

12365 DUMONT WAY
LITTLETON, CO 80125

Account Number: R0329638

Assessment Date(s): January 1, 2025

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2025 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2024 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2024 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2024, level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2024, utilizing base period data from the time period of 2023 and the first six months of 2024. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2025. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2024 for the property characteristics that existed on January 1, 2025.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial industrial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial industrial property use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE $	SALE DATE	YOC	SQ FT	PSF
1	R0220599	3100 N COMMERCE CT, CASTLE ROCK	$2,170,000	06/04/24	1985	6,080	$356.91
2	R0082579	1375 CAPRICE DR, CASTLE ROCK	$1,531,658	05/31/24	1984	6,000	$255.28
3	ARAPAHOE	3667 S HURON ST, ENGLEWOOD	$1,986,000	10/03/23	1998	9,770	$203.28
4	ARAPAHOE	1935 W HAMILTON PL, ENGLEWOOD	$1,025,000	05/19/23	1958	3,610	$283.93
5	ARAPAHOE	2947 S FOX ST, ENGLEWOOD	$800,000	05/18/23	1984	2,400	$333.33
6	ARAPAHOE	1530 W TUFTS AVE, ENGLEWOOD	$1,006,000	03/20/23	1999	5,030	$200.00
7	ARAPAHOE	3448 S IRVING ST, ENGLEWOOD	$1,860,000	12/19/22	1999	9,640	$192.95
8	R0058149	2911 HIGHWAY 85, CASTLE ROCK	$1,850,000	06/01/22	1976	6,312	$293.09
9	R0000220	7623 N LAVAUN DR, LOUVIERS	$2,400,000	10/18/21	1980	10,281	$233.44
10	R0605325	12364 MEAD WAY, LITTLETON	$840,000	12/17/20	1983	4,000	$210.00

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail

Neighborhood	I75		
Occupancy Code	406	Name	STORAGE WAREHOUSE

Name	Units	Val Per	Value
SF	7,500	$245	$1,837,500

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Lowery Property Advisors *Real Estate Investment Survey*, Summer 2024.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The worksheet on the following page provides the application of the income capitalization approach coefficients to the characteristics of the subject property in a direct income capitalization analysis.

INDUSTRIAL - STORAGE WAREHOUSE			
12365 DUMONT WAY			
LITTLETON			
Account #R0329638			
Total Building Size (NLA)	7,500	SF	
	Date of Value		
	6/30/2024		
INCOME	Amount	$/SF	
Rental Income	$127,500	$ 17.00	
Reimbursements - CAM	$0	$ -	
Other Income	$0	$ -	
TOTAL INCOME	$127,500	$ 17.00	
Less: Market Vacancy	$6,375	$ 0.85	5.0%
EFFECTIVE GROSS INCOME	$121,125	$ 16.15	
EXPENSES		$/Sq Ft	
Insurance	$0	$ -	0.0%
Management	$0	$ -	0.0%
HOA Dues	$0	$ -	0.0%
Repairs & Maintenance	$0	$ -	0.0%
Utilities	$0	$ -	0.0%
Real Estate Taxes	$0	$ -	0.0%
Admin; Legal; Accounting	$0	$ -	0.0%
Or: Overall Expense %	$6,056	$ 0.81	5.0%
TOTAL EXPENSES	$6,056	$ 0.81	5.0%
NET OPERATING INCOME	$115,069	$ 15.34	/Sq Ft
Overall Cap Rate	6.25%		
STABILIZED VALUE	$1,841,100	$ 245.48	
Rounded	$1,840,000	$ 245.33	

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	**$1,837,500**
Income Capitalization Approach	**$1,840,000**

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **$1,837,000** allocated as follows:

Improvements	**$**	**1,008,121**
Land	**$**	**829,379**
Total	**$**	**1,837,500**

Subject Location Map



SUBJECT AERIAL MAP



SUBJECT PROPERTY BUILDING PHOTOGRAPHS

SUBJECT: EXTERIOR OF BUILDING





Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638 **Local #:** 1,8 **Parcel #:** 222907002020

Tax Year:	2025	**Levy:**	53.293000	**# of Imps:**	1	**Created On:**	09/01/1996
Tax Dist:	3702	**Map #:**		**LEA:**	25701	**Active On:**	02/10/2023
PUC:		**Initials:**		**Acct Type:**	Commercial	**Inactive On:**	
Assign To:	MGS					**Last Updated:**	

Owner's Name and Address

DUMONT PARK LLC
761 NORTON ST
LONGBOAT KEY, FL 34228-1447

Property Address

12365 DUMONT WAY, LITTLETON

Business Name

BLACK GOLD ASPHALT

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
07/25/2012	$0	Special Warranty Deed	2012053894			EDWARD C EUCKER
12/20/1995	$420,500	Warranty Deed	9561197	1308	773	MISSION VIEJO CO

Legal

LOT 5 PARK 85 - 2.240 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
7	6	68	SE			

Subdivision Information

Sub Name	Block	Lot	Tract
PARK 85	0	5	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2135	Market	97,574	Square Feet	97,574.000000	$8.50	$829,379	27.00%	$223,932
Class				**Sub Class**					
Land Subtotal:					**2.24**		**$829,379**		**$223,932**

Land Attributes

Attribute	Description	Adjustment
C-PWL	C-Powerline Tower	-0.150000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2235	Storage Warehouse	Wood Frame	$1,008,121	27.00%	$272,193
Improvement Subtotal:					**$1,008,121**		**$272,193**

Total Property Value

Total Value:	**$1,837,500**	**$496,120**

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638 **Local #:** 1,8 **Parcel #:** 222907002020

Imp #: 1
Property Type: Commercial
Quality: Low
Condition: Good
Perimeter: 350
% Complete: 100.00%

Nbhd: I75
Nbhd Ext: 00
Nbhd Adj: 1.0000

Landscaping $: 0.00

Occupancy Summary

Occupancy: Storage Warehouse **Occ %:** 100%

Built As Summary

Built As:	Storage Warehouse	**Year Built:**	1997
Construction Type:	Wood Frame	**Year Remodeled:**	0
HVAC:	Space Heater		
Interior Finish:		**% Remodeled:**	0.0000
Roof Cover:		**Adj Year Blt:**	1997
Built As SF:	7500	**Effective Age:**	
# of Baths:	0.00		
# of Bdrms:	0.00		
# of Stories:	1.00		
Story Height:	20		
Sprinkler SF:	0	**Diameter:**	0
Capacity:	0	**Height:**	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Asphalt Average	5000.0000	$5.49	$27,450.00	$12,380.00
Com Concrete Slab Average	9000.0000	$9.42	$84,780.00	$38,236.00
Mezzanine				
Office	1276.0000	$71.95	$91,808.20	$91,808.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$74.52	**Design Adj:**	0.0000	**Func Obs %:**	0.0000
Total RCN:	$558,863.00	**Exterior Adj:**	0.0000	**Econ Obs %:**	0.0000
Phys Depr %	0.5490	**Interior Adj:**	0.0000	**Other Obs %:**	0.0000

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638		**Local #:** 1,8		**Parcel #:** 222907002020	
Phys Depr $:	$306,816.00	**Amateur Adj:**	0.0000		
RCNLD $:	$252,047.00	**RCNLD Cost/$:**	$33.61	**Market/SF:**	$134.42

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Walter Raynor Agent:

Parcel No.: R0356077 Abatement Number: 202600064 & 202600065

Assessor's Original Value: $1,491,925 (2024) $1,581,550 (2025)

Hearing Date: April 15, 2026 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by: Dixie Kozinski

2. The Petitioner was:
   a. ☐ present
   b. ☒ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $1,491,925 (2024 no change) $1,420,000 (2025 Stipulation)

   Petitioner's Requested Value: $1,250,000 (2024) $1,250,000 (2025)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner voluntarily withdrew the 2024 petition prior to the hearing and stipulated with the assessor to a value of $1,420,000 for 2025.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☐data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☒other: The assessor stated that the petitioner voluntarily withdrew this petition prior to the hearing.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (1212) Single family residence

Total Actual Value: $1,491,925 (2024 withdrawn) $1,420,000 (2025 stipulation)

Reasons are as follows: Petitioner withdrew the 2024 petition prior to hearing and agreed to a stipulated value with the assessor of $1,420,000 for 2025.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600064 & 202600065

DCASSESSOR
FEB 10 2026 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:_____

Date Received_____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only. 202600064-2024
202600065-2025

Date: 02 - 10 - 2026
Month Day Year

Petitioner's Name: Walter V. Raynor

Petitioner's Mailing Address: 552 Remington Place

Castle Rock Co. 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0356077	552 Remington place

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024-25 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: $1,250,000 (2024)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Walter V Raynor
Petitioner's Signature

Daytime Phone Number (303) 619-7037

Email WVMARS52@COMCAST.NET

By_____
Agent's Signature*

Daytime Phone Number (____) _____

Printed Name: _____

Email_____

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision. § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

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File No. 10296459
Case No. 053-1748112

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 552 Remington Pl S | City Castle Rock | State CO | Zip Code 80108
Borrower Walter V Raynor & Mary Ann Raynor | Owner of Public Record Walter V & Mary Ann Raynor Revocable Trust | County Douglas
Legal Description LOT 552 CASTLE PINES FOREST GREEN 3 0.52 AM/L
Assessor's Parcel # 2351-150-08-021 | Tax Year 2024 | R.E. Taxes $ 11,786
Neighborhood Name Forest Green | Map Reference 30460 | Census Tract 0141.23
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [X] PUD | HOA $ 400 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) FHA Reverse
Lender/Client Paramount Residential Mortgage Group | Address 1265 Corona Point Ct, Corona, CA 92879
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offerings price(s), and date(s). Per owner and mls.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	70 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)	(yrs)		2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	795	Low	2	Multi-Family	0 %
Neighborhood Boundaries	North: E Happy Canyon Rd, West: E Happy Canyon Rd/Hwy 85, East: I-25,							6,500	High	50	Commercial	10 %
South: Hwy 85/Castle Rock Pkwy.								1,418	Pred.	20	Other vac/pk	20 %

Neighborhood Description The Neighborhood is located on the fringe of the downtown/employment center of Castle Rock in Douglas county. Coastle Rock is a suburb in the S region of the Denver metro. The neighborhood consists primarily of single unit dwellings, a portion of a golf course, Canyon Club Pool and Rec Center, and some commercial. Shopping, police and fire protection are adequate.
Market Conditions (including support for the above conclusions) The appraiser's analysis of the market shows that values have stabilized since Summer 2022 due to rising interest rates. Supply and demand are roughly in balance although turnover remains slow due to higher interest rates. Seller closing cost and interest rate buy down concessions, up to 5%, are typical in this market at this time. Marketing time is estimated to be less than 60 days.

SITE

Dimensions See Tax Assessors Map | Area 22651 sf | Shape Irregular | View B;Res;Woods
Specific Zoning Classification PD | Zoning Description Planned Development
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)	Utilities	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 08035C0167G | FEMA Map Date 03/16/2016
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Concrete/Avg	Floors	Hdwd,Car/Avg
# of Stories	2	[ ] Full Basement	[X] Partial Basement	Exterior Walls	Stucco/Avg	Walls	Drywall/Avg
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1,878 sq. ft.	Roof Surface	ClayShingle/Avg	Trim/Finish	Bs,Cr/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	50 %	Gutters & Downspouts	Yes/Avg	Bath Floor	Hdwd/Avg
Design (Style)	Custom	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dh/Avg	Bath Wainscot	Tile,Vin/Avg
Year Built	1994	Evidence of [ ]	Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	[ ] None
Effective Age (Yrs)	20	[ ] Dampness	[ ] Settlement	Screens	Yes/Avg	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) #	2 [ ] Fence None	[X] Garage	# of Cars 3
[ ] Floor	[X] Scuttle	Cooling [X]	Central Air Conditioning	[X] Patio/Deck	Both [X] Porch Covered	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	None [ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 10 Rooms | 5 Bedrooms | 4.1 Bath(s) | 4,082 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See supplemental addendum above cost approach for additional comments and disclosures.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;No major repair needs were noted. Physical depreciation is due to normal wear and tear. The utilities were on and working at the time of inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

File No. 10296459
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Uniform Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 1,300,000 to $ 1,400,000 .

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 1,200,000 to $ 1,750,000 .

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	552 Remington Pl S Castle Rock, CO 80108	4511 Silver Cliff Ct Castle Rock, CO 80108		476 Silbrico Way Castle Rock, CO 80108		386 Castle Pines Dr S Castle Rock, CO 80108	
Proximity to Subject		0.46 miles SW		0.36 miles S		0.14 miles W	
Sale Price	$	$ 1,050,000		$ 1,425,000		$ 1,750,000	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 366.88 sq. ft.		$ 392.13 sq. ft.		$ 401.93 sq. ft.	
Data Source(s)		MLS#8626649;DOM 184		MLS#4134818;DOM 8		MLS#7894375;DOM 172	
Verification Source(s)		County Clerk, PVA		County Clerk, PVA		County Clerk, PVA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0	0	Conv;2500	-2,500	VA;0	
Date of Sale/Time		s05/24;c03/24	0	s02/24;c01/24	0	s06/23;c06/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	22651 sf	9,147 sf	+62,002	21,780 sf	0	41,643 sf	-87,199
View	B;Res;Woods	B;Res;Woods		B;Res;Woods		B;Res;Woods	
Design (Style)	DT2;Custom	DT2;Mountain	0	DT2;Custom		DT2;Spanish/Custom	-87,000
Quality of Construction	Q2	Q2		Q2		Q2	
Actual Age	30	29	0	33	0	38	0
Condition	C4	C4		C3	-142,000	C3	-175,000
Above Grade Room Count (Total / Bdrms / Baths)	10 / 5 / 4.1	9 / 3 / 2.1	+24,000	10 / 4 / 3.1	+12,000	10 / 4 / 4.1	0
Gross Living Area	4,082 sq. ft.	2,862 sq. ft.	+109,800	3,634 sq. ft.	+40,320	4,354 sq. ft.	-24,480
Basement & Finished	1878sf939sfwo	2164sf1169sfwo	-23,220	1921sf1652sfwo	-32,085	2599sf2599sfwu	-107,145
Rooms Below Grade	1rr0br0.0ba2o	1rr0br1.0ba1o	-12,000	1rr2br1.0ba1o	-12,000	1rr0br0.1ba2o	-6,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	3ga2dw	2ga2dw	+18,000	3ga3dw	0	3ga3dw	0
Porch/Patio/Deck	Porch/Patio/Deck	Porch/Patio/Deck		Porch/Patio/2Deck	-12,000	Porch/Patio	+12,000
Fireplaces	2 Fireplaces	1 Fireplace	+8,000	4 Fireplaces	-16,000	4 Fireplaces	-16,000
Fencing	None	None		None		None	
Other Item	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 186,582	[ ] + [X] -	$ -164,265	[ ] + [X] -	$ -490,824
Adjusted Sale Price of Comparables		Net Adj: 18% Gross Adj : 24%	$ 1,236,582	Net Adj: -12% Gross Adj: 19%	$ 1,260,735	Net Adj: -28% Gross Adj: 29%	$ 1,259,176

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) PVA

My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) PVA

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				06/23/2023
Price of Prior Sale/Transfer				$0
Data Source(s)	PVA	PVA	PVA	PVA
Effective Date of Data Source(s)	06/25/2024	06/25/2024	06/25/2024	06/25/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has/has not transfered in the past three years and the comparables 1-2 have not transfered in the past one year. Comp 3 prior transfer was off-market, non-arms-length.

Summary of Sales Comparison Approach The search parameters for the subject comps was all similar usable sales in the past 12 months and all similar usable listings in the subejct subdivision. That data revealed 4 sales and 2 listings. Although comp 3 is 6-12 months old these were the most recent comps available that best represent the market value for the appraised property. There is no date of sale adjustment for the comps as property values in this market are relatively stable. The range of adjusted sales price is from $1,236,582 to $1,260,735. In determining the final market value the most weight was placed on the upper end of the range because it has more support. A market value of $1,260,000 is concluded for the subject property. All adjustments are allocation by recognizing the difference in subject and comp properties and are market derived and a sensitivity analysis combined w/ discussions w/ local Realtors in conjunction w/ the appraiser's geographical competency.

Indicated Value by Sales Comparison Approach $ 1,260,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,260,000 **Cost Approach (if developed) $** 1,258,387 **Income Approach (if developed) $**

The sales comparison approach reflects the actions of buyers and sellers and is given the most weight. The cost approach is included at client request and provides support. The Income approach is not included because it was not reqiested by the client and not needed to produce credible assignment results.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 1,260,000 , as of 06/25/2024 , which is the date of inspection and the effective date of this appraisal.

File No. 10296459
Case No. 053-1748112

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Intended Users: FHA, HUD, and the mortgagee are the intended users of the appraisal report. The FHA Appraiser does not gaurantee that the subject property is free from defects. The appraisal establishes the value of the property for mortgage insurance purposes only. The Intended Use of the appraisal is solely to assist FHA in assessing the risk of the property securing the FHA-insured Mortgage, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value.

HUD/FHA comments: The subject attic and crawl space were observed and appeared to conform to fha guidelines. The Subject property meets all HUD minimum property requirements outlined in Handbooks 4000.1, and all applicable mortgagee letters. The central air and all mechanical systems and appliances were operational. The hot water tank has a temperature and pressure-relief valve with piping to safely divert escaping steam or hot water. Utilities were on and working at time of inspection. There are no known deficencies. The subject meets all MPR and MPS requirements as per FHA 4000.1.

Exposure Time: Opinion of Reasonable Exposure Time: A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days. Comps 1 & 3 are excluded from this estimate as they appear to be outliers.

Other land use: Other land use is vacant/park. Having some percentage of land use as vacant/park is typical for developed areas in Colorado and has no negative impact on market value or marketability.

I have not performed any prior services on the subject property in the past 36 months.

The utilites were on and working at the time of inspection.

There are no negative external factors (busy road, railroad, junkyard, ect.) that affect the market value or marketability of the subject property.

The CO AMC registration number is AMC.200003373 and the fee is $400.

The subject was measured according to ANSI standards.

Summary of Sales Comparison Approach (cont.): There is no adjustment necessary for the difference in bedroom count as it is accounted for in the gla adjustment. Above grade bedroom count is not bracketed but overall bedroom count is bracketed but overall bedroom count is bracketed by comp 2 including the basement. Comp 1 is over 30% smaller site size than the subject property and is included because it was 1 of the best recent similar usable recent comps that best represent market value of the appraised property. Comp 3 is over 30% larger site size than the subject property and is included because it was 1 of the best recent similar usable recent comps that best represent market value of the appraised property. Comps 1 & 3 have high net and gross adjustments due to warranted site, GLA, basement, and condition adjustments and they are included because they were among the best comps available despite the need for large adjustments.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is based on typical lot-to-value property ratios. Typical ratios in this market range from .15 to .30 depending on size, location, topography and based on the factors a rate ratio of .20 is applied.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Local Builder Costs

Quality rating from cost service Good Effective date of cost data 06/01/2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.)
Cost data is local builder costs. Depreciation is age/life method with an effective age of 20 years and a total economic life of 65 years.

OPINION OF SITE VALUE				=$	252,000
Dwelling	4,082	Sq. Ft. @ $	251.00	=$	1,024,582
Basement	1,878	Sq. Ft. @ $	179.00	=$	336,162
Applainces, Extras					28,000
Garage/Carport	824	Sq. Ft. @ $	46.00	=$	37,904
Total Estimate of Cost-new				=$	1,426,648
Less Physical	31	Functional 0	External 0		
Depreciation	442,261	0	0	=$ (	442,261)
Depreciated Cost of Improvements				=$	984,387
"As-is" Value of Site Improvements				=$	22,000
Indicated Value By Cost Approach				=$	1,258,387

Estimated Remaining Economic Life (HUD and VA only) 45 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ X Gross Multiplier =$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [X] No Unit type(s) [X] Detached [ ] Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion.

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data source.

Are the units, common elements, and recreation facilities complete? [ ] Yes [ ] No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? [ ] Yes [ ] No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

The Appraisal is based upon visual observations of the accessible areas of the subject property, only. The Appraisal is not a Home Inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection report for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

Due to the limited extent of the appraiser's observation of the property, it is assumed that all major components of the subject, and comparable properties, are built to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. We do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or viewed except in the case of FHA appraisals. It is assumed that there are not structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

The subject HOA fee covers greenbelt maintenance, snow removal, and the manned entry/exit gate.

The subject is below the predominate neigbhorhood value because it is less recently remodeled than the predominate dwelling in the neighborhood. The subject is not an underimprovement and being under preomdinate value does not negatively affect marketability or market value.

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

The Scope of Work rule was introduced in 2006 and is an appraisal development concept that applies to all appraisals and appraisal reviews. Scope of Work must be prepared and confirmed with the client prior to completion of the assignment and is developed by the appraiser. The content of an appraisal report must state the scope of work used to develop the appraisal. The appraiser must determine the scope of work necessary to development and appraisal that is credible given its intended use. The scope of work for an appraisal is appropriate when it meets 2 tests.

1. What the actions would be of another appraiser who possesses competency to prepare the same appraisal report.

2. The expectations of parties who are regular intended users of appraisals under similar circumstances.

The scope of work for this assignment:

Client: The client is the individual, group, or entity that engages the appraiser in the assignment. The client for this assignment is the lender identified throughout the report by the lender/client. The lender/client in most cases uses an AMC to facilitate the process and if an AMC was used it will be identified on the signature page 6 of the URAR and if no AMC was involved it will read "No AMC".

Intended user: The party or parties who the appraiser intends will use the report. As we only perform appraisals for mortgages the intended user will be the lender client. There are additional intended users for FHA and USDA appraisals and those additional intended users are listed in the addendum for those appraisal types.

Type of value: The value is market value and it is preprinted on the URAR on page 4.

Effective date: The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as the date of value. The effective date for this appraisal is the date the property was inspected and is the effective date on the signature page 6 of the URAR and at the bottom of page 2 of the URAR.

Relevant characteristics: Features that may affect a property's value or marketability such as legal, economic, or physical characteristics. The relevant characteristics of the subject property are located on page 1 of the URAR.

Assignment conditions: Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulation, jurisdictional exceptions, and other conditions that affect the scope of work. The assignment conditions are located in the engagement letter that was accepted to start the appraisal process. It is an assumption that there are no hidden deficiencies and if there are deficiencies it could affect the final value opinion.

I did a personal site visit and interior/exterior appraisal inspection of the subject property to gather information about the physical characteristics of the subject improvements that are relevant to the valuation problem. I measured the subject improvements to calculate building areas. A sketch is included in the addendum. I obtained information about the subject property's zoning from the online zoning. A zoning change is not likely for this residential property.

I researched sales of similar properties that have occurred over the past year, trying to locate sales within the last 3-6 months if possible in the subject market area. The primary source used is the REColorado MLS; however, in rural areas I look at the PVA and Zillow. I used allocation to determine the site value for mature neighborhoods and researched data on comparable land sales using MLS, PVA, and my own records. The number of sales, pendings, and listings I identified in the subject neighborhood are listed at the top of page 2 in the URAR.

I developed the value opinion using the sales comparison approach, also known as the market approach and reflects the actions of market participants. In my opinion this was the only approach relevant to value the subject property and the cost and income approach were not needed. However, I have some clients that require the cost approach even though it is not relevant in my opinion and in that case refer to the comments on the cost approach for a complete explanation.

Significant appraisal assistance: Trainee Josiah Foss went with me to the inspection and assisted in completion of the report. He assisted in measuring, taking photos, entering the data into the form, assisted in analyzing market data, adjustments, the final reconciliation, and the cost and income approaches when applicable. He is in the beginning phases so he is now basically working as my assistant in all aspects of the process. Every property is inspected and every report is supervised by me, the certified appraiser signing the report.

Highest and Best Use:
The highest and best use of the land as though vacant: My conclusion would be to improve it with a single family dwelling based not only on the physical and legal characteristics of the subject site described within this report, but also on the supply and demand factors within the subject neighborhood for residential dwellings. This use is financially feasible and maximally productive.

The highest and best use of the property as improved: My conclusion is to continue the present use as developed, since physical factors such as its size, design, and condition as well as legal restrictions (e.g. zoning) limits the range of productive uses. Until such time that renovation, rehabilitation, demolition, or conversion is necessary, the present use is considered to be the most productive use resulting in the highest value consistent with market expectations. This use is financially feasible and maximally productive.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

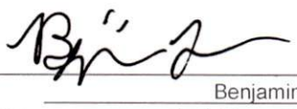
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Benjamin Foss
Company Name Rapid Appraisals Denver
Company Address 9840 Aftonwood St
Highlands Ranch, CO 80126
Telephone Number 3034780797
Email Address rapidappraisalsdenver@gmail.com
Date of Signature and Report 06/26/2024
Effective Date of Appraisal 06/25/2024
State Certification # CR.200003209
or State License #
or Other (describe) State #
State CO
Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED
552 Remington Pl S
Castle Rock, CO 80108

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,260,000

LENDER/CLIENT
Name Atlas VMS
Company Name Paramount Residential Mortgage Group
Company Address 1265 Corona Point Ct
Corona, CA 92879
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

APPRAISAL COMPLIANCE ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower/Client Walter V Raynor & Mary Ann Raynor
Address 552 Remington Pl S Unit No.
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

See Scope of Work

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Highest and Best Statement: The highest and best use of the land as though vacant, my conclusion would be to improve it with a single family dwelling based not only on the physical and legal characteristics of the subject site described within this report, but also on the supply and demand factors within the subject neighborhood for residential dwellings. The highest and best use of the property as improved, my conclusion is to continue the present use as developed, since physical factors such as its size, design, and condition as well as legal restrictions (e.g. zoning) limits the range of productive uses. Until such time that renovation, rehabilitation, demolition, or conversion is necessary, the present use is considered to be the most productive use resulting in the highest value consistent with market expectations.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is <than60 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER

Signature
Name Benjamin Foss
Date of Signature 06/26/2024
State Certification # CR.200003209
or State License #
State CO
Expiration Date of Certification or License 12/31/2024

Effective Date of Appraisal 06/25/2024

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

Supervisory Appraiser Inspection of Subject Property:
[ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

File No. 10296459
Case No. 053-1748112

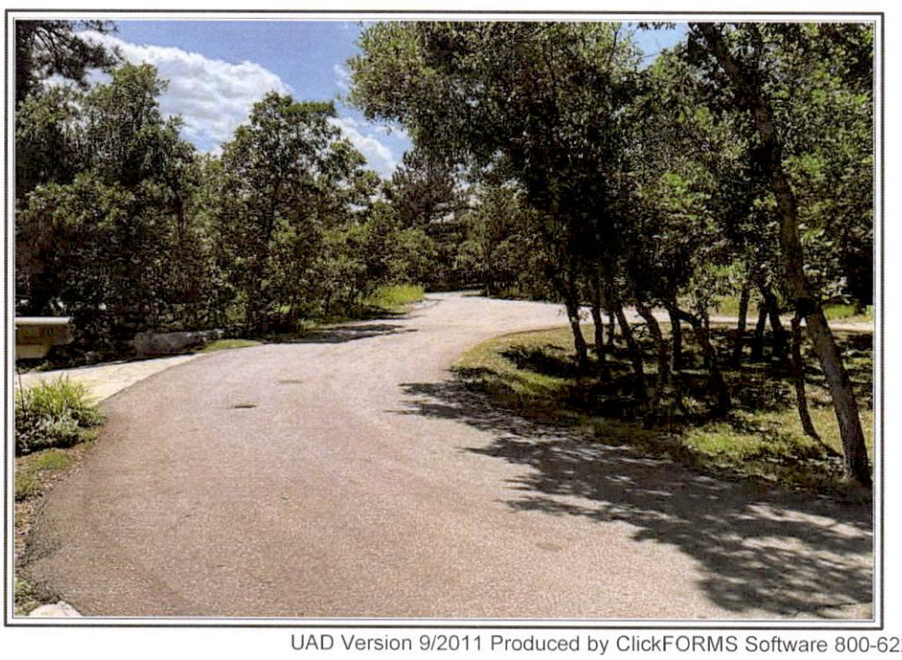
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



FRONT OF SUBJECT PROPERTY
552 Remington Pl S
Castle Rock, CO 80108



REAR OF SUBJECT PROPERTY



STREET SCENE

File No. 10296459
Case No. 053-1748112

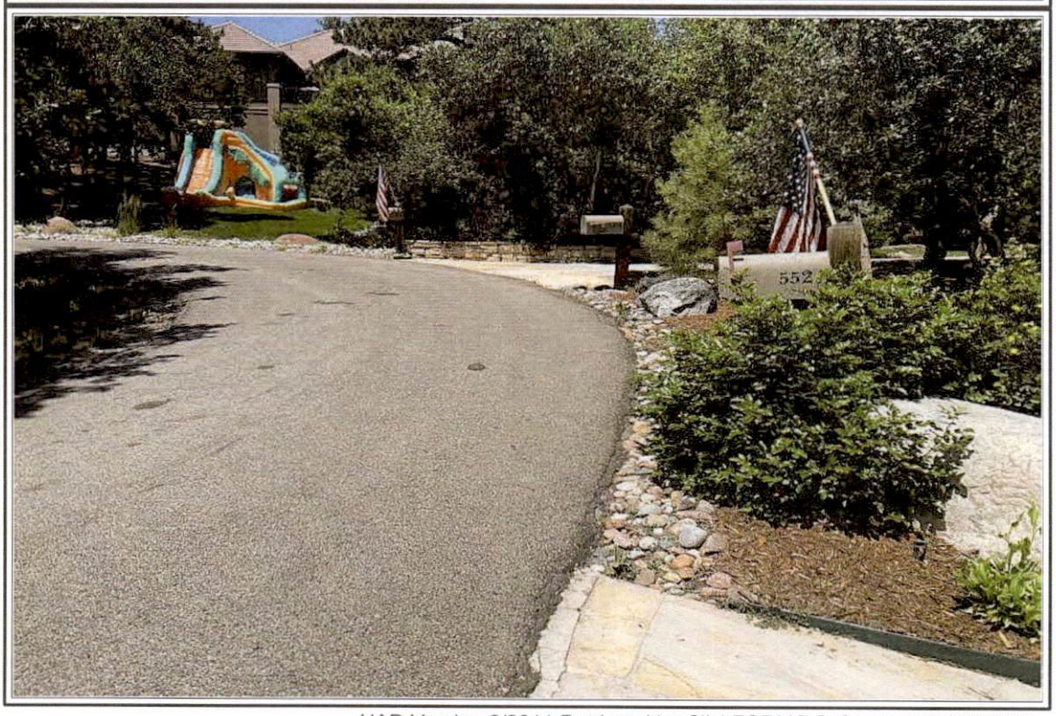
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Front
Other View



Rear
Other View



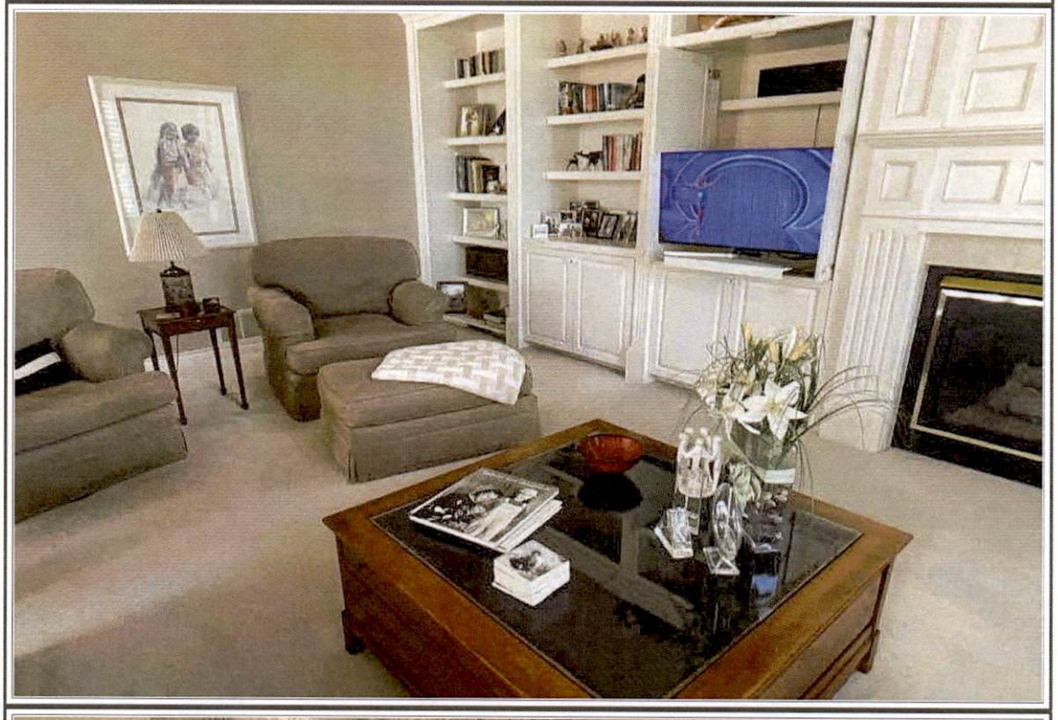
Street
Other View

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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Kitchen



Living



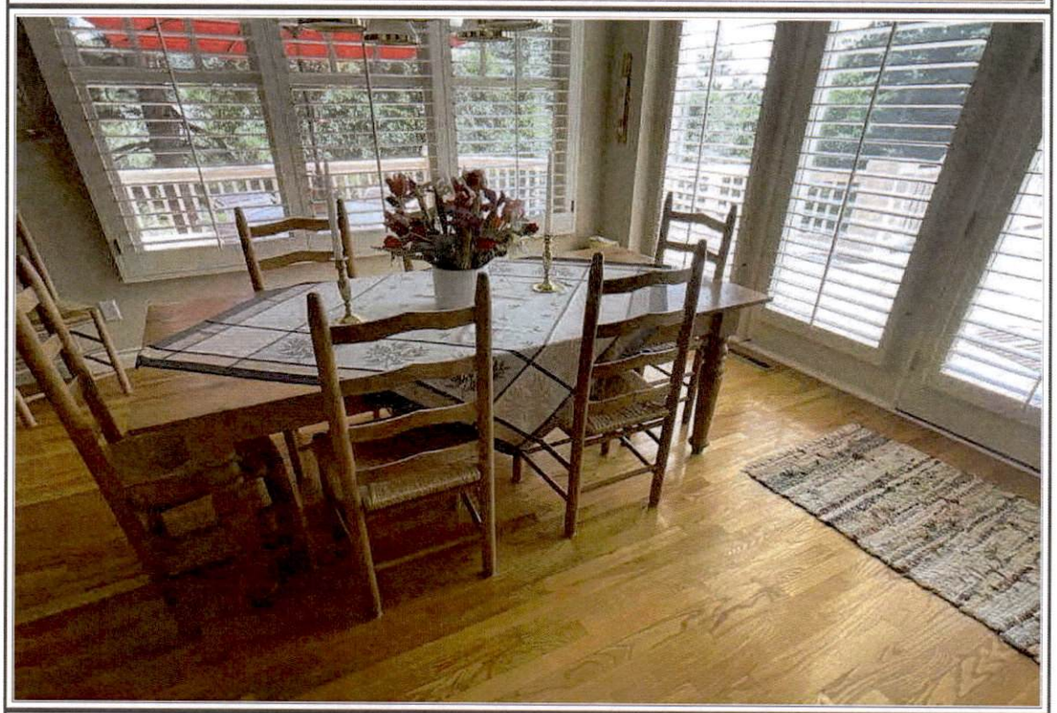
Dining

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Family



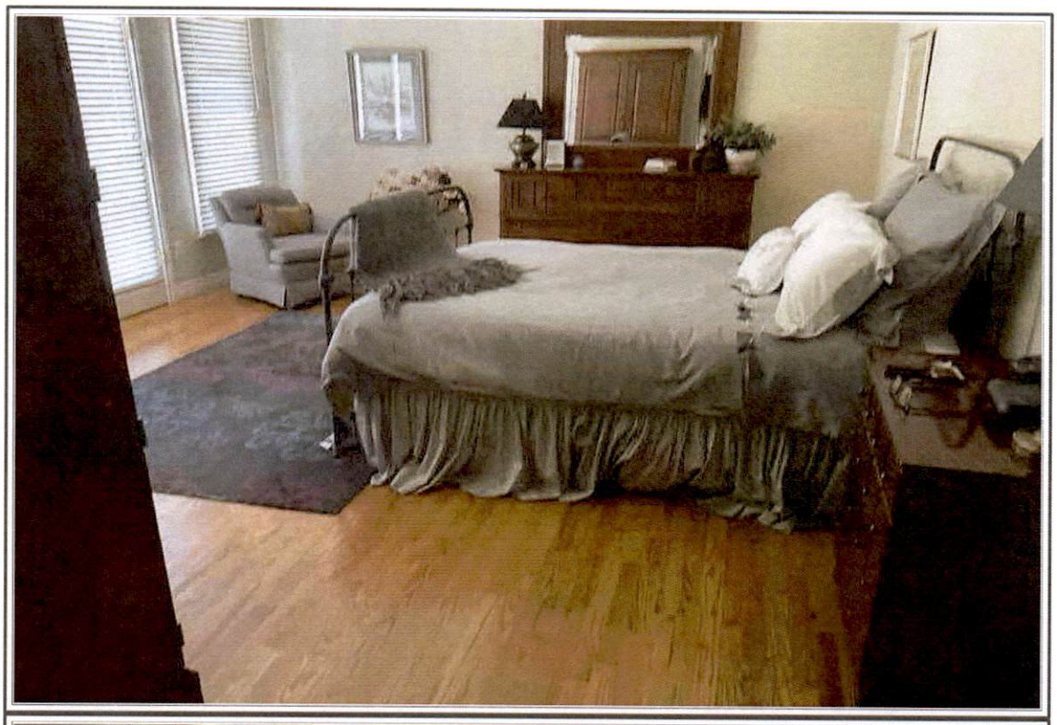
Break



Bedroom

File No. 10296459
Case No. 053-1748112

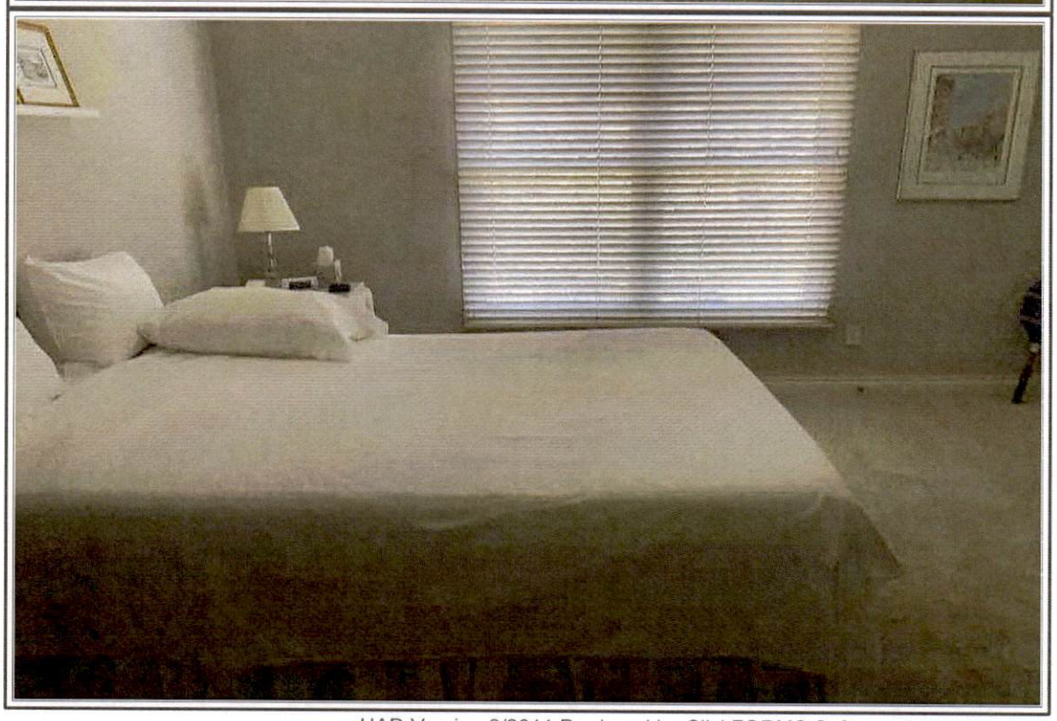
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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Bedroom



Bedroom



Bedroom

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Bedroom



Half Bath



Bath

File No. 10296459
Case No. 053-1748112

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Property Address 552 Remington Pl S
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Bath



Bath



Bath

File No. 10296459
Case No. 053-1748112

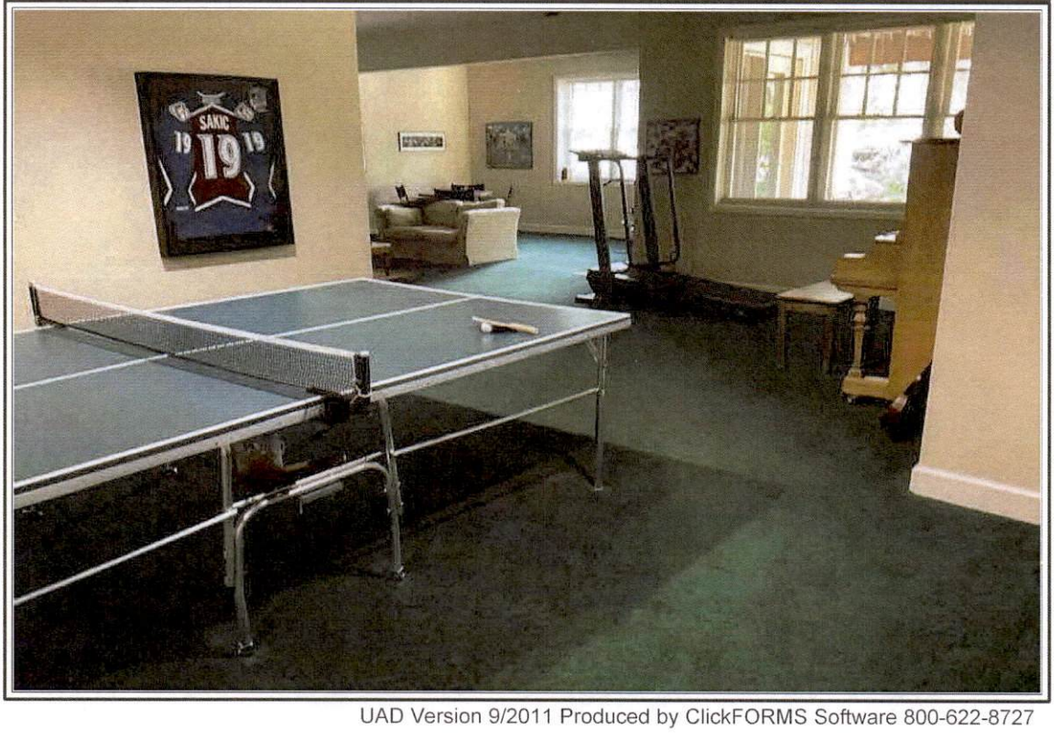
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Laundry



Smoke/CO2 Detector



Basement
Rec Room

File No. 10296459
Case No. 053-1748112

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Basement
Bonus



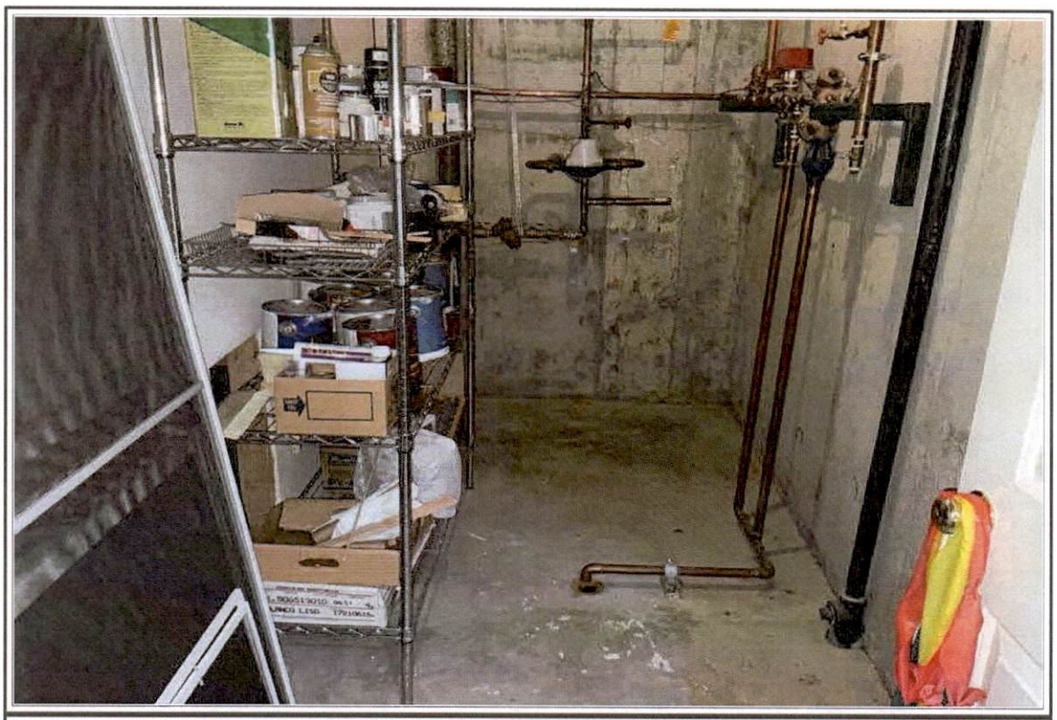
Basement
Bonus



Basement
Mechanical

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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Basement
Unfinished Area



Crawl Space



Garage Interior

File No. 10296459
Case No. 053-1748112

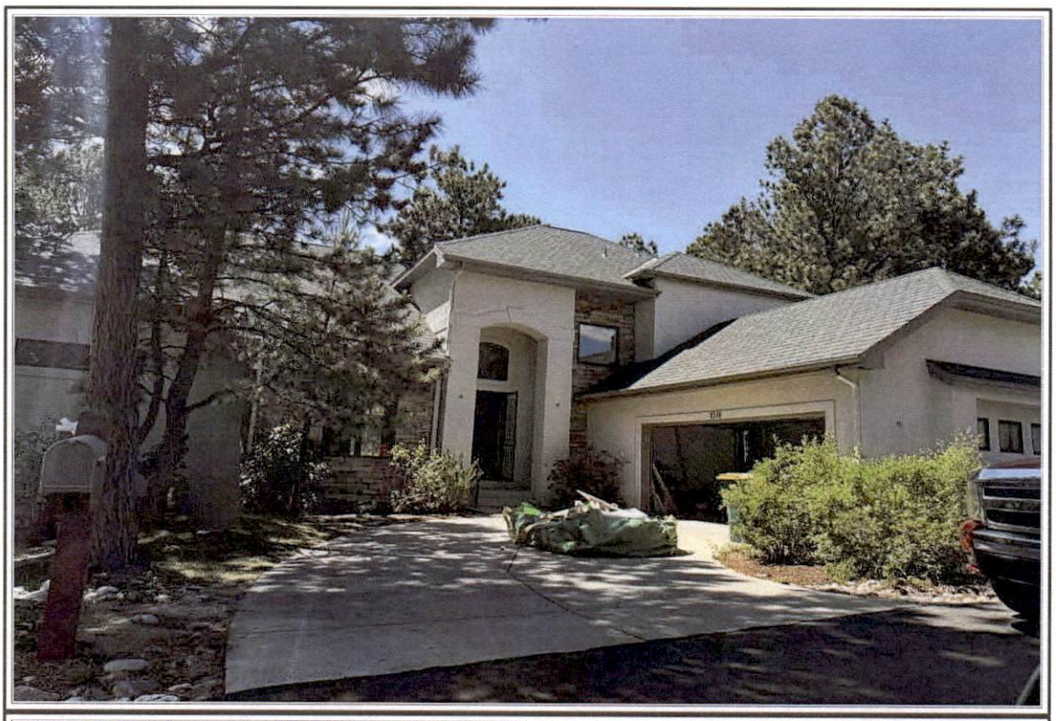
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Attic

File No. 10296459
Case No. 053-1748112

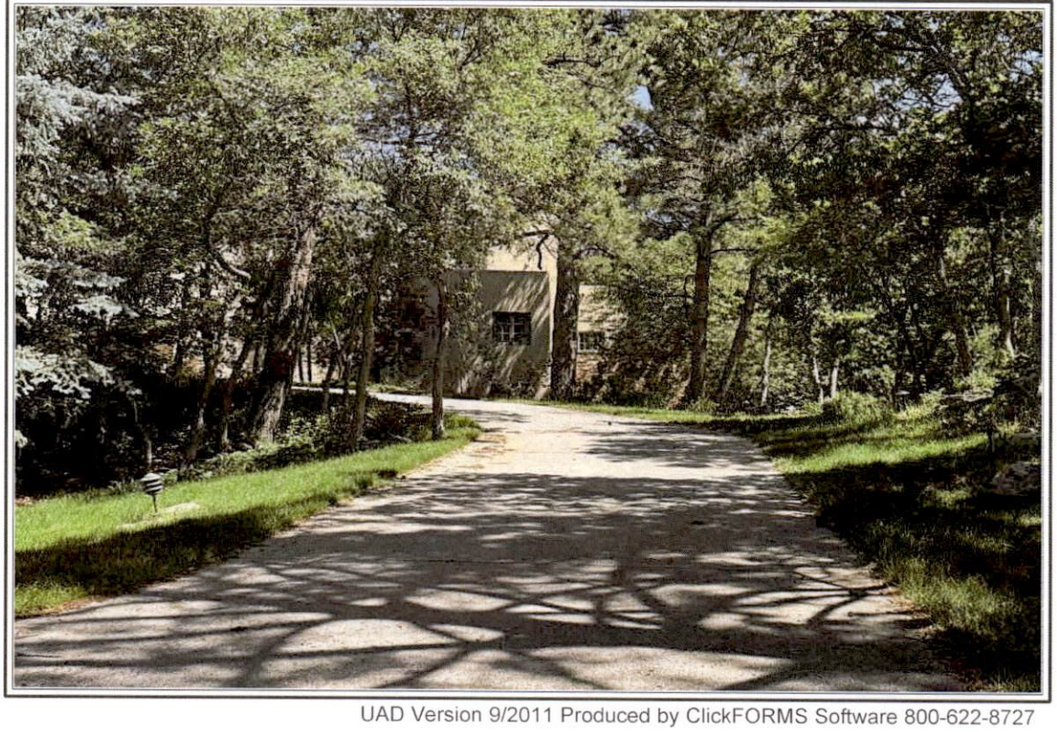
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Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



COMPARABLE # 1
4511 Silver Cliff Ct
Castle Rock, CO 80108

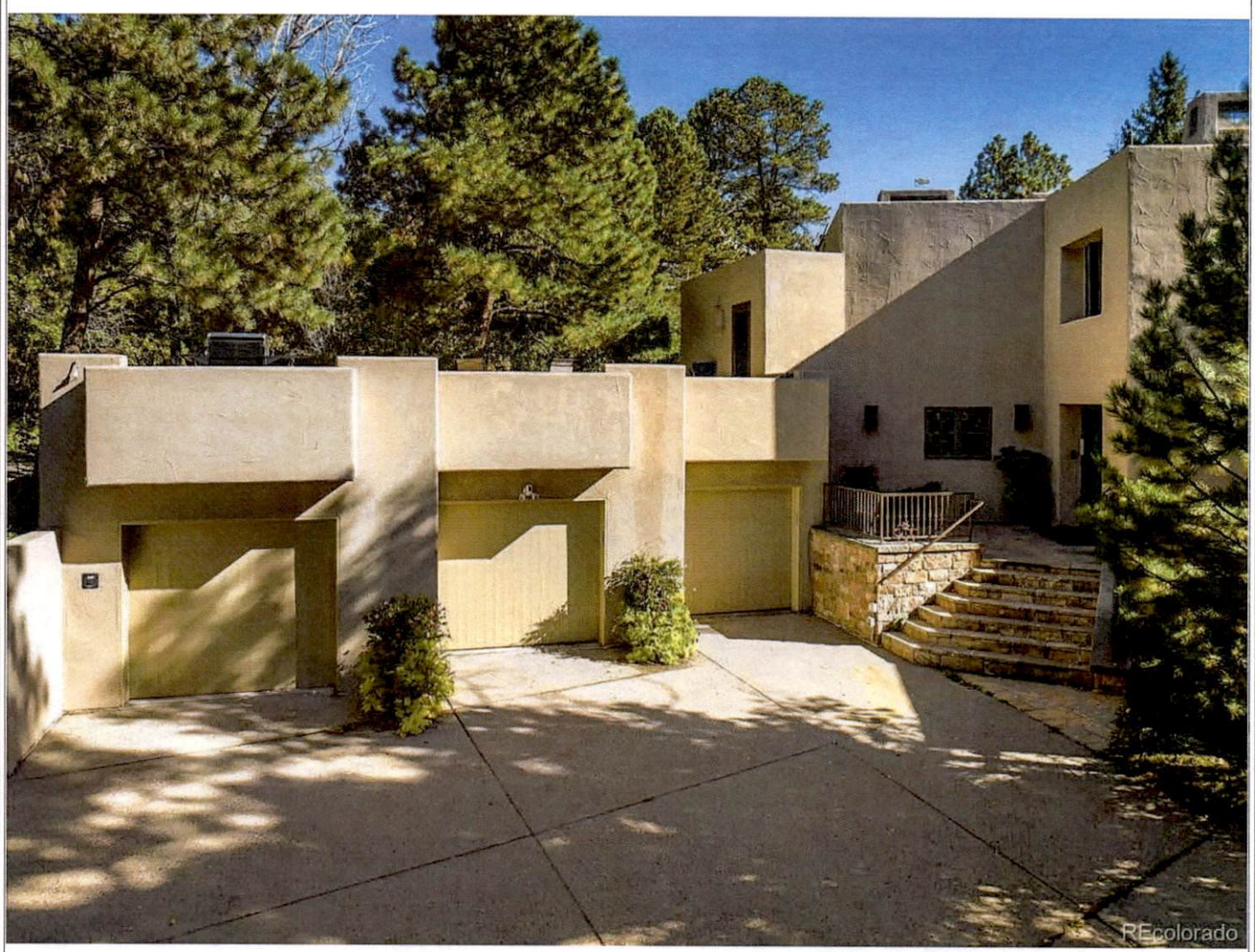


COMPARABLE # 2
476 Silbrico Way
Castle Rock, CO 80108



COMPARABLE # 3
386 Castle Pines Dr S
Castle Rock, CO 80108

Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



File No. 10296459
Case No. 053-1748112

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 552 Remington Pl S City Castle Rock State CO ZIP Code 80108

Borrower Walter V Raynor & Mary Ann Raynor

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	1	2	1	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.17	0.67	0.33	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	1	0	2	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	5.88	0	6.06	[ ] Declining [X] Stable [ ] Increasing

Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sales Price	1,750,000	1,312,500	1,410,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	172	68	3	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	1,250,000	0	1,350,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	75	0	30	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	97%	97%	97%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc,) paid financial assistance prevalent?	[ ] Yes	[X] No		[ ] Declining [X] Stable [ ] Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller closing cost and interest rate buy down concessions, up to 10%, are typical in this market at this time.

Are foreclosure sales (REO sales) a factor in the market? [ ] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties).

There are REO and short sales in the market area. However, they represent a small percentage of total sales.

Cite data sources for above information.

Data Sources: MLS ID = 130, State = Colorado, MLS Board = RECO - REColorado MLS - Matrix - Full

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There were a total of 3 Comparable Settled Sales in the past 12 months. The Median Sales Price for the prior 7-12 months was $0 and for the current to prior 3 months is $1,410,000. The Months Supply for the prior 7-12 months was 0 and 6.06 for the current to prior 3 month period. The Median Days on Market for the prior 7-12 months was 0 and 3 for the current to prior 3 month period. The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at http://www.bradfordsoftware.com/1004mc/calc.shtml

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				[ ] Increasing [ ] Stable [ ] Declining
Absorption Rate (Total Sales/Months)				[ ] Increasing [ ] Stable [ ] Declining
Total # of Active Comparable Listings				[ ] Declining [ ] Stable [ ] Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				[ ] Declining [ ] Stable [ ] Increasing

Are foreclosures sales (REO sales) a factor in the project? [ ] Yes [ ] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

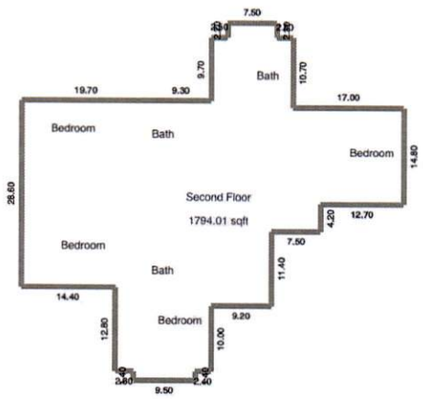
Signature	Signature
Appraiser Name Benjamin Foss	Supervisor Name
Company Name Rapid Appraisals Denver	Company Name
Company Address 9840 Aftonwood St, Highlands Ranch, CO 80126	Company Address
State License/Certification # CR.200003209 State CO	State License/Certification # State
Email Address rapidappraisalsdenver@gmail.com	Email Address

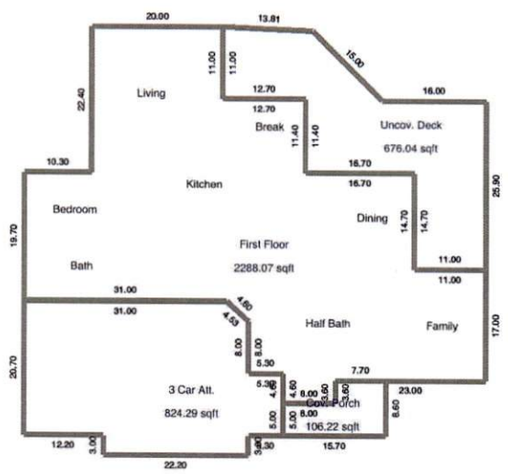
Rapid Appraisals Denver

SKETCH ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

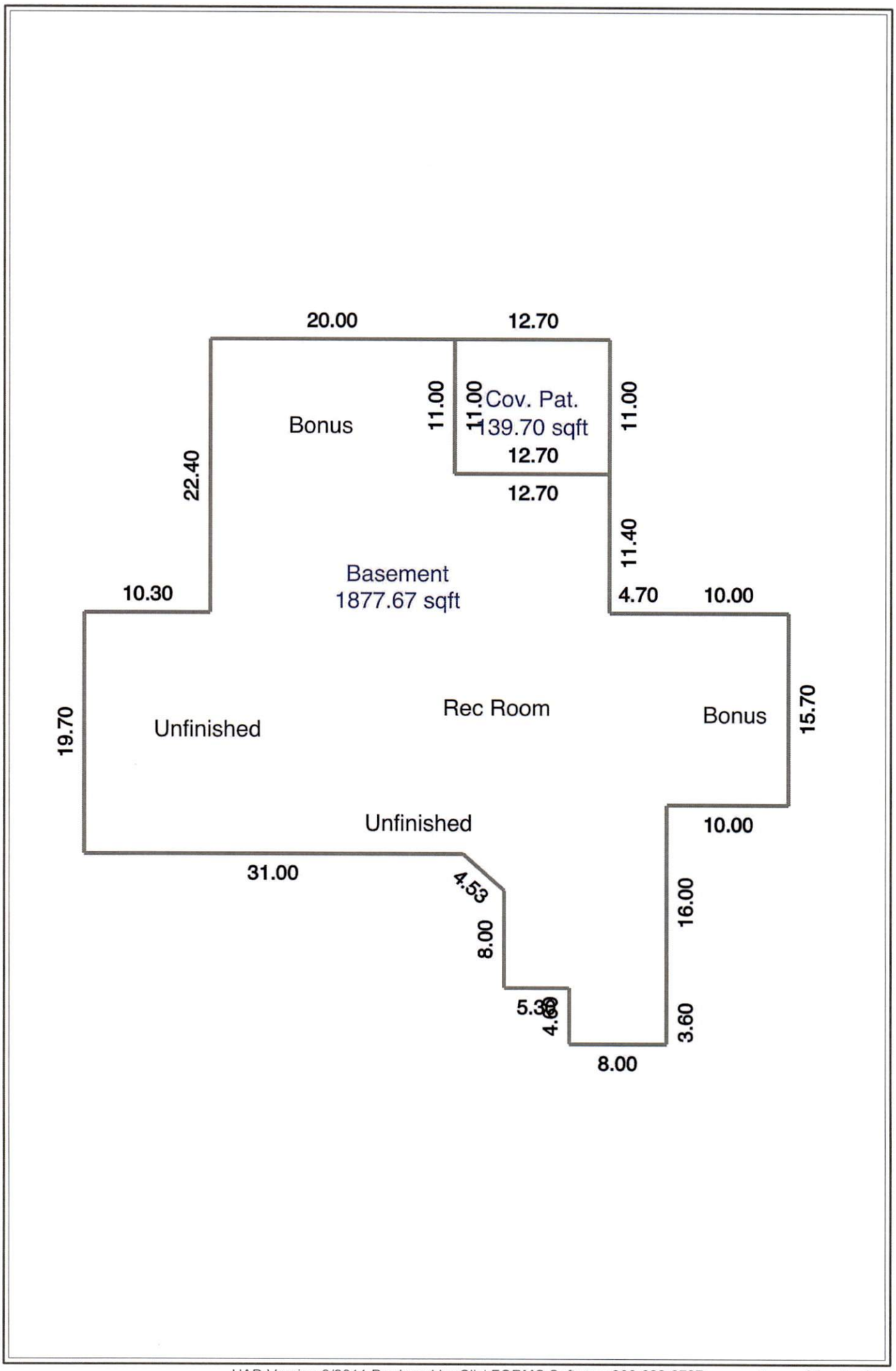




Rapid Appraisals Denver
SKETCH ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



SQUARE FOOTAGE CALCULATIONS

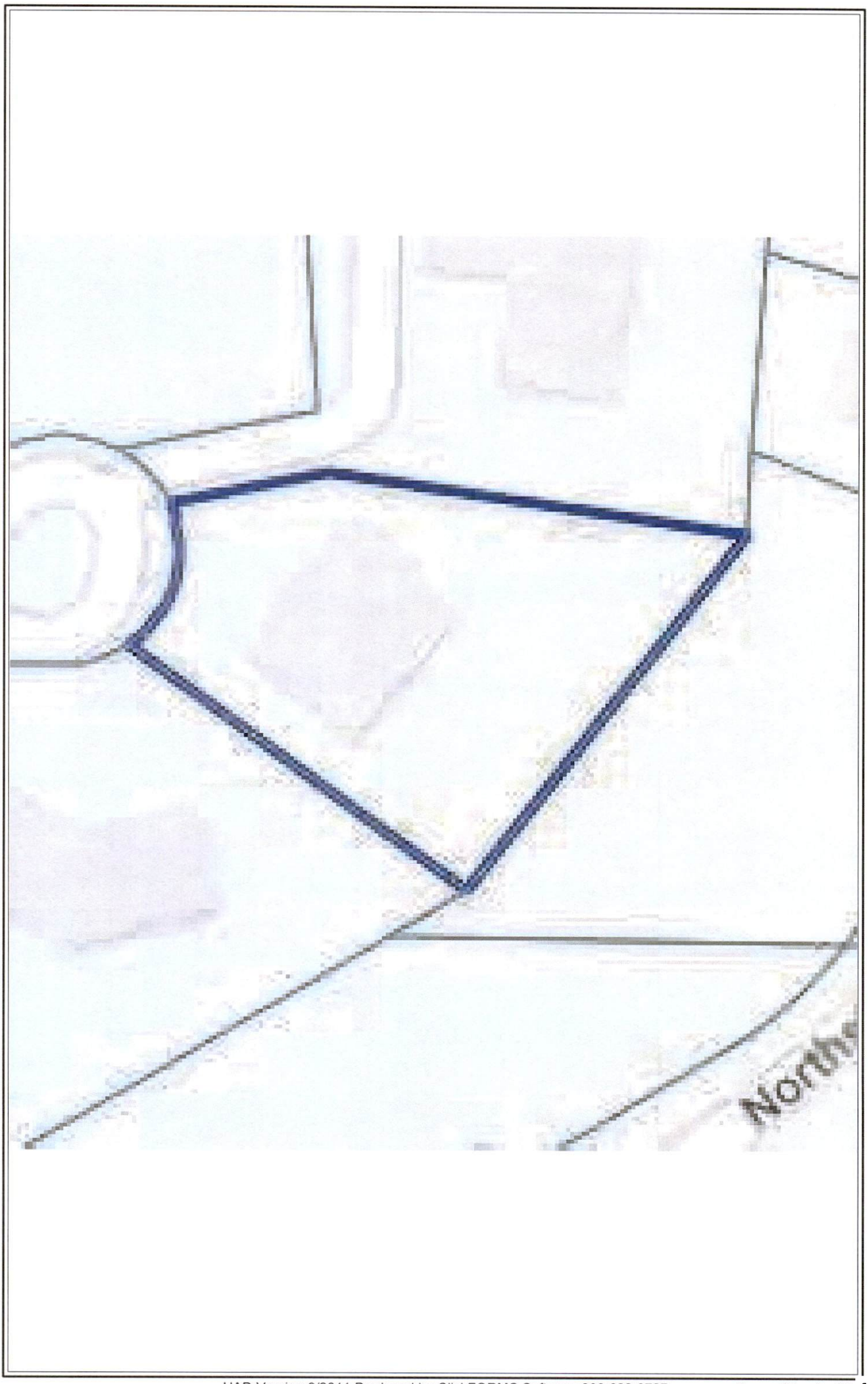
File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

Gross Living Area (GLA) 4,082 s.f.	
Gross Building Area (GBA) 7,706 s.f.	
Areas	**Square Footage**
Basement	1,878 s.f. ____ % of GBA
Level 1	2,288 s.f. ____ % of GBA
Level 2	1,794 s.f. ____ % of GBA
Level 3	____ s.f. ____ % of GBA
Garage	824 s.f. ____ % of GBA
Other	922 s.f. ____ % of GBA

Area Dimensions					Type of Area				Level		
Measurements		Factor		Area	Living	Bsmt	Garage	Other	One	Two	Three
20.70	X 22.20	X 1.7937	=	824			X				
19.70	X 23.00	X 5.0498	=	2,288	X				X		
28.60	X 19.70	X 3.1841	=	1,794	X					X	
25.90	X 16.70	X 1.5630	=	676				X			
8.60	X 15.70	X 0.7867	=	106				X			
19.70	X 22.40	X 4.2551	=	1,878		X					
11.00	X 12.70	X 1.0000	=	140				X			
	X	X	=								
	X	X	=								
	X	X	=				

Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

Account #:	R0356077
State Parcel #:	2351-150-08-021
Account Type:	Residential
Tax District:	3473
Neighborhood-Ext:	410-S

Owner Info

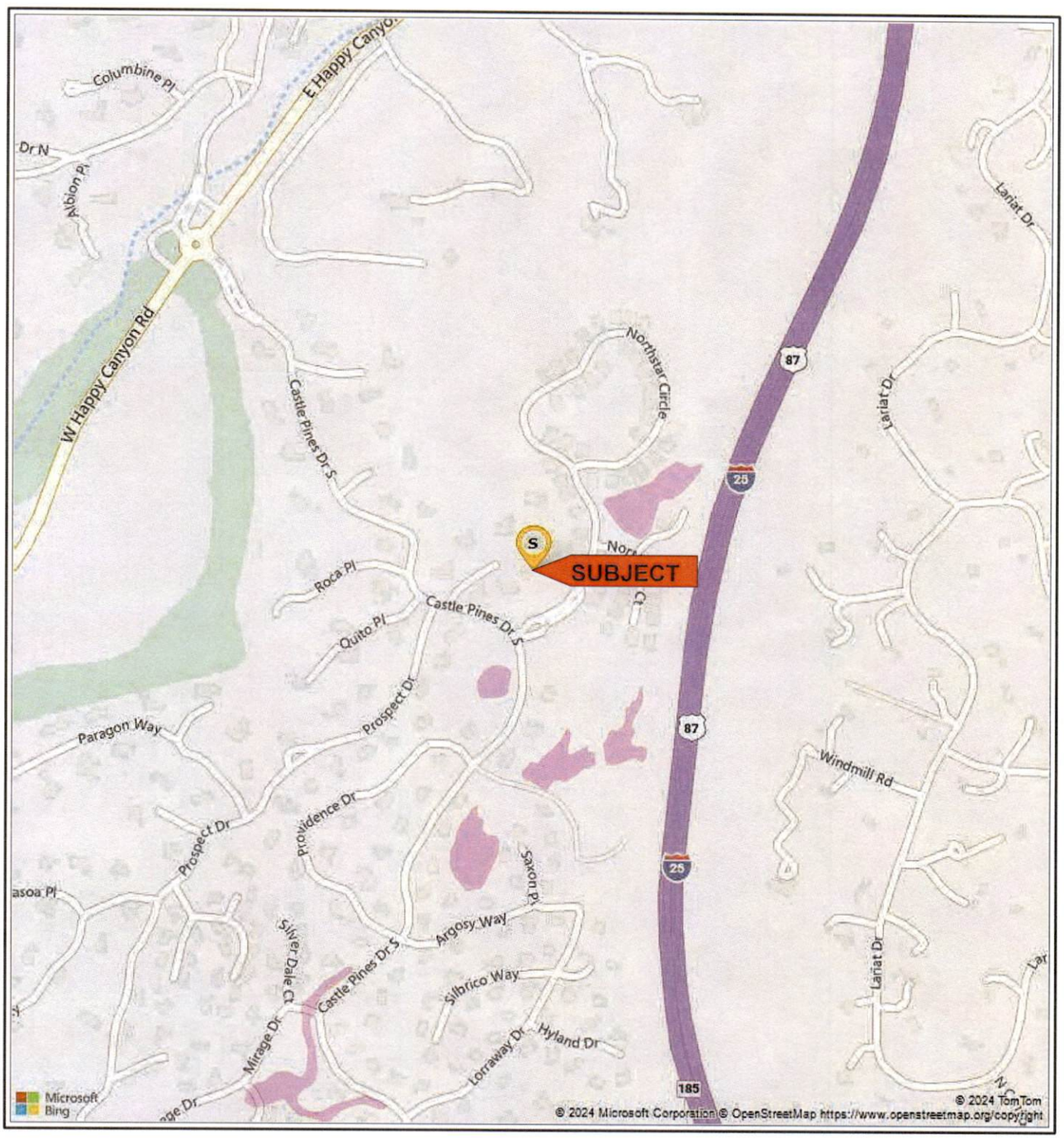
WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
552 REMINGTON PL S
CASTLE ROCK, CO 80108
Update Mailing Address

Rapid Appraisals Denver

FLOOD MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out
Within 250 ft. of multiple flood zones? Not within 250 feet
Community: 080049
Community Name: DOUGLAS COUNTY
Map Number: 08035C0167G
Zone: X Panel: 08035C 0167G Panel Date: 03/16/2016
FIPS Code: 08035 Census Tract: 0141.23

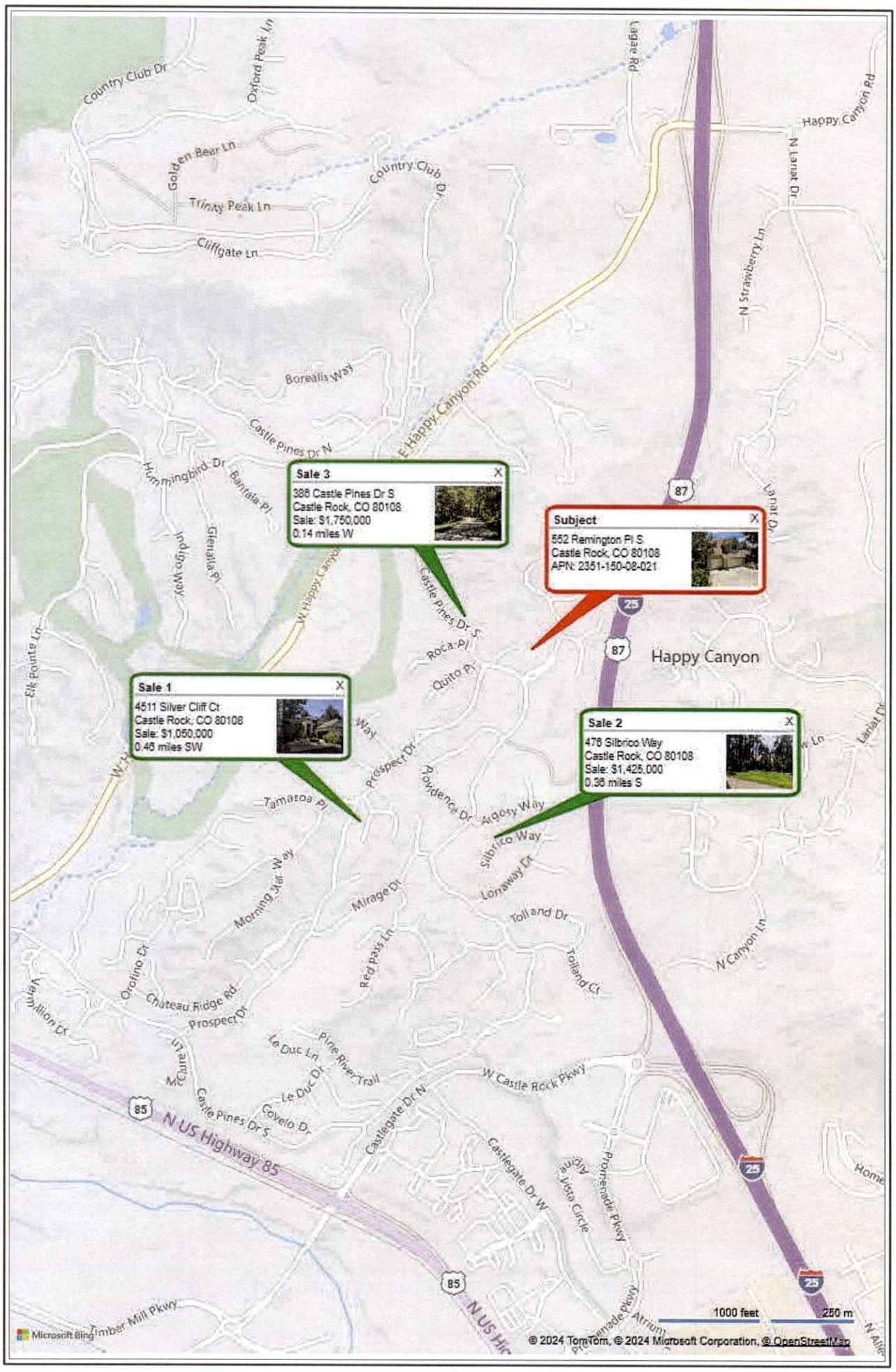
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Rapid Appraisals Denver

LOCATION MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower	Walter V Raynor & Mary Ann Raynor						
Property Address	552 Remington Pl S						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender/Client	Paramount Residential Mortgage Group	Address	1265 Corona Point Ct, Corona, CA 92879				



Rapid Appraisals Denver

AERIAL MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



SUBJECT PHOTO ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

Certification



Benjamin Foss

Benjamin Foss
7368 S Havana St Apt 1106
Centennial, CO 80112

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

DORA

Board of Real Estate Appraisers

Benjamin Foss

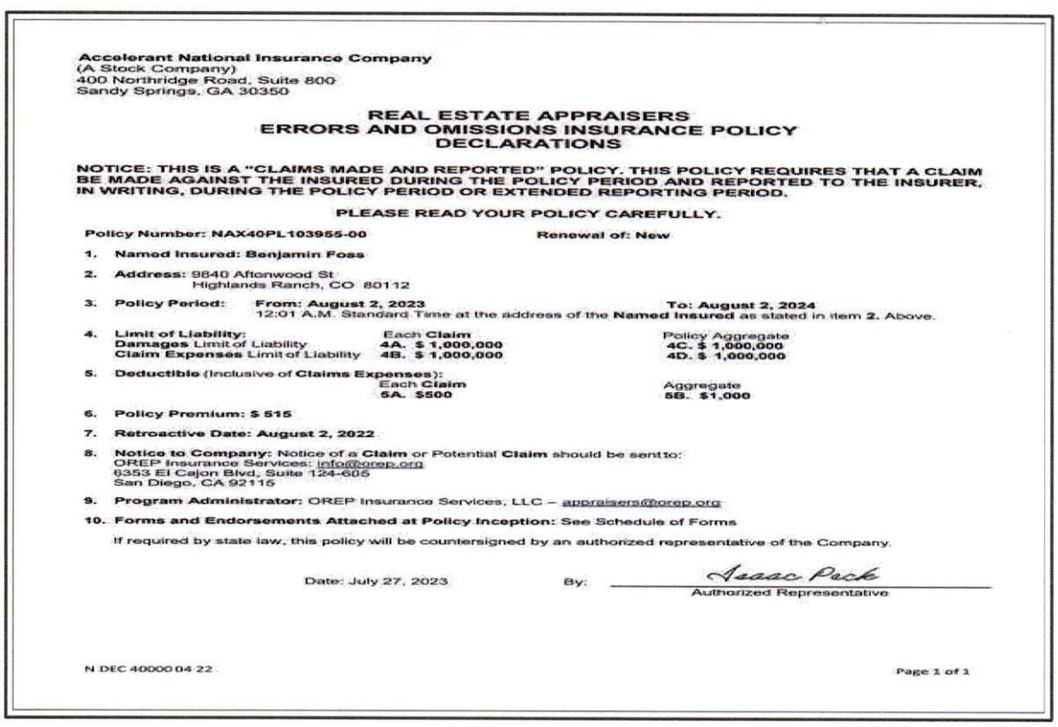
Certified Residential Appraiser

Director: Marcia Waters

License #: CR200003209
Status: Active
Expires: 12/31/2024

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

E & O Insurance



Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL103955-00 **Renewal of: New**

1. **Named Insured: Benjamin Foss**
2. **Address:** 9840 Aftonwood St
Highlands Ranch, CO 80112
3. **Policy Period:** **From: August 2, 2023** **To: August 2, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.
4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 515**
7. **Retroactive Date: August 2, 2022**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
9353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: July 27, 2023 By: Isaac Peck
Authorized Representative

N DEC 40000 04 22 Page 1 of 1

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 10296459
Case No. 053-1748112

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1
The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5
The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 10296459
Case No. 053-1748112

Quality Ratings and Definitions

Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 10296459
Case No. 053-1748112

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

DCASSESSOR
FEB 10 2026 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:_____ Date Received_____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only. 2026000064-2024
2026000065-2025

Date: 02 - 10 - 2026
Month Day Year

Petitioner's Name: Walter V. Raynor

Petitioner's Mailing Address: 552 Remington Place
Castle Rock Co. 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0356077	552 Remington place

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024-25 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: $1,250,000 (2024)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Walter V Raynor
Petitioner's Signature

Daytime Phone Number 303-619-7037

Email WVMAR552@comcast.net

By_____ Daytime Phone Number (____)_____
Agent's Signature*

Printed Name:_____ Email_____

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision. § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☒ **Assessor recommends approval as outlined above.** -2025

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 24-25 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** -2024

See Transmittals

Felicia Culvatter
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600064

Abatement #	202600064	**Staff Appraiser**	DAK
Tax Year	2024	**Review Appraiser**	BAF
Date Received	2/10/2026	**Recommendation**	Deny
Petitioner	WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,250,000	**Assessor Final Review Value**	$1,491,925

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2024 valuation of $1,491,925 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2024 value to be based on study period data from July 1, 2020 to June 30, 2022. Any market evidence after the June 30, 2022 appraisal date cannot be considered for the 2024 valuation. From the statutory study period six sales have been included in the final sales analysis. They have a range in adjusted sale prices of $1,340,000 to $1,657,000 with a mean of $1,508,000 and a median of $1,503,000. The subject value of $1,491,925 falls in the lower part of the range and below the mean and median. As a result, there is no recommendation to adjust the 2024 tax year value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$478,859	($33,325)	$445,534	6.700%	$29,850	11.6982%	$3,491.91
	1212	3473	$1,013,066	($121,675)	$891,391	6.700%	$59,720	11.6982%	$6,986.17
	Account Total:		**$1,491,925**	**($155,000)**	**$1,336,925**		**$89,570**		**$10,478.08**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$478,859	($33,325)	$445,534	6.700%	$29,850	11.6982%	$3,491.91
	1212	3473	$1,013,066	($121,675)	$891,391	6.700%	$59,720	11.6982%	$6,986.17
	Account Total:		**$1,491,925**	**($155,000)**	**$1,336,925**		**$89,570**		**$10,478.08**

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,491,925	$89,570	$10,478.08	$1,491,925	$89,570	$10,478.08	$0.00
Totals	**$1,491,925**	**$89,570**	**$10,478.08**	**$1,491,925**	**$89,570**	**$10,478.08**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0356077	SB-001 Residential 55k Exemption	($55,000)
R0356077	Senior Exemption	($100,000)

Transmittal Sheet for Abatement #: 202600065

Abatement #	202600065	**Staff Appraiser**	DAK
Tax Year	2025	**Review Appraiser**	BAF
Date Received	2/10/2026	**Recommendation**	Adjust
Petitioner	WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST	**Reason**	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,250,000	**Assessor Final Review Value**	$1,420,000

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2025 valuation of $1,581,550 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2025 value to be based on study period data from July 1, 2022 to June 30, 2024. From the statutory study period four sales have been included in the final sales grid including two from the provided appraisal. They have a range in adjusted sale prices of $1,229,500 to $1,671,600 with a mean of $1,460,500 and a median of $1,470,400 The subject value of $1,581,550 falls at the top of the range and above the mean and median. Based on the photos in the appraisal report, the subject has not received any updates in the prior 15 years. The greatest weight has been given to Comps 1-3. As a result, a recommendation to adjust the 2025 tax year value to $1,420,000 is being made.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($30,984)	$459,044	6.250%	$28,690	7.4981%	$2,151.20
	1212	3473	$1,091,522	($69,016)	$1,022,506	6.250%	$63,910	7.4981%	$4,792.04
	Account Total:		**$1,581,550**	**($100,000)**	**$1,481,550**		**$92,600**		**$6,943.24**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($34,509)	$455,519	6.250%	$28,470	7.4981%	$2,134.71
	1212	3473	$929,972	($65,491)	$864,481	6.250%	$54,030	7.4981%	$4,051.22
	Account Total:		**$1,420,000**	**($100,000)**	**$1,320,000**		**$82,500**		**$6,185.93**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,581,550	$92,600	$6,943.24	$1,420,000	$82,500	$6,185.93	$757.31
Totals	**$1,581,550**	**$92,600**	**$6,943.24**	**$1,420,000**	**$82,500**	**$6,185.93**	**$757.31**

*Adjustments - Local Government

Account #	Adjustment Description	Adjustment Amount
R0356077	Senior Exemption	($100,000)

Transmittal Sheet for Abatement #: 202600065

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($30,984)	$459,044	7.050%	$32,360	4.5528%	$1,473.29
	1212	3473	$1,091,522	($69,016)	$1,022,506	7.050%	$72,090	4.5528%	$3,282.11
	Account Total:		**$1,581,550**	**($100,000)**	**$1,481,550**		**$104,450**		**$4,755.40**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($34,509)	$455,519	7.050%	$32,110	4.5528%	$1,461.90
	1212	3473	$929,972	($65,491)	$864,481	7.050%	$60,950	4.5528%	$2,774.93
	Account Total:		**$1,420,000**	**($100,000)**	**$1,320,000**		**$93,060**		**$4,236.83**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,581,550	$104,450	$4,755.40	$1,420,000	$93,060	$4,236.83	$518.57
Totals	**$1,581,550**	**$104,450**	**$4,755.40**	**$1,420,000**	**$93,060**	**$4,236.83**	**$518.57**

*Adjustments - Schools

Account #	Adjustment Description	Adjustment Amount
R0356077	Senior Exemption	($100,000)

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$6,943.24	$6,185.93	$757.31	$4,755.40	$4,236.83	$518.57	**$1,275.88**

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2351-150-08-021
Schedule Number: R0356077
Appeal Number: 202600064
Appraisal Date: June 30, 2022
Assessment Date: January 1, 2024
Report Date: 2/20/2026

2024 NOV Value: $1,491,925

Indicated Value: $1,491,925

SUBJECT:

Indicated Value:	$1,491,925
Account Number:	R0356077

Address:
552 REMINGTON PL
CASTLE ROCK, CO 80108



Parcel Number:	2351-150-08-021
Zoning:	
Subdivision:	CASTLE PINES FOREST GREEN
Year Built:	1994
Adjusted Year Built:	1994
Building SF:	4,131
Land SF:	22,651

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2024 valuation of $1,491,925 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2024 value to be based on study period data from July 1, 2020 to June 30, 2022. Any market evidence after the June 30, 2022 appraisal date cannot be considered for the 2024 valuation. From the statutory study period six sales have been included in the final sales grid. They have a range in adjusted sale prices of $1,340,000 to $1,657,000 with a mean of $1,508,000 and a median of $1,503,000. The subject value of $1,491,000 falls in the lower part of the range and below the mean and median. As a result, there is no recommendation to adjust the 2024 tax year value.

	Subject	Comp #1	Net Adj	Comp #2	Net Adj	Comp #3	Net Adj
State Parcel							
Parcel ID	R0356077	R0341699		R0354187		R0351794	
Address	552 Remington Pl	475 SILBRICO WAY		516 PROSPECT DR		502 PROVIDENCE DR	
Proximity to Subject							
Date of Sale		6/10/2022		5/22/2022		6/21/2021	
Sale Price		$1,480,000		$1,500,000		$1,500,000	
Less P. Property/Other Concess.		$55,000		#N/A		#N/A	
Adjusted Sales Price		$1,425,000		#N/A		#N/A	
Time Adjusted Sales Price		$1,425,000		$1,489,961		$1,783,500	
Location							
Fee Simple							
Land, SF	22,651	18,731		22,651		29,185	
Design and Appeal	2-STORY	2-STORY		2-STORY		2-STORY	
Quality of Construction	V GOOD	V GOOD		V GOOD		V GOOD	
Year Built/Age	1994	1992	$5,000	1992	$5,000	1991	$7,500
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Square Feet Above Grade	4131	3887	$32,900	4600	($63,300)	4046	$0
Bedrooms	5.00	3		4		4	
Bathrooms	5.00	4		5		4	
Basement Sq. Ft.	1875	1999	($6,700)	1969	$0	1977	($5,500)
Basement Finish Sq. Ft.	1053	1100	$0	1488	($32,200)	1814	($56,300)
Walkout/Garden Bsmt	W/O	W/O	$0	W/O	$0	W/O	$0
Functional Utility							
Garage, Total Sq. Ft.	832	832	$0	711	$9,400	720	$8,700
Fireplace	2	2	$0	2	$0	2	$0
Heating/AC	CENTRAL AIR TO AIR	CENTRAL AIR TO AIR		CENTRAL AIR TO AIR		CENTRAL AIR TO AIR	
Site Value	$490,028	$444,601	$45,427	$559,389	($69,361)	$570,587	($80,559)
Builder/Model							
Total Net Adj			$76,627		($150,461)		($126,159)
Adjusted Sales Price of Comparable			**$1,502,000**		**$1,340,000**		**$1,657,000**
Gross % Adjustment			6.32%		12.03%		8.89%
Net % Adjustment			5.38%		-10.10%		-7.07%
Adjusted Sales Price/ SF			$386.42		$291.30		$409.54
Assessor Value - Subject	$1,491,925						
Subject- Price/SF	$361						

The Office of the Douglas County Assessor

	Subject	Comp #4	Net Adj	Comp #5	Net Adj	Comp #6	Net Adj
State Parcel							
Parcel ID	R0356077	R0354181		R0341703		R0341646	
Address	552 Remington Pl	510 CASTLE PINES DR S		479 SILBRICO WAY		422 CASTLE PINES DR S	
Proximity to Subject							
Date of Sale		2/26/2021		12/21/2020		7/31/2020	
Sale Price		$1,350,000		$1,080,000		$1,025,000	
Less P. Property/Other Concess.		#N/A		#N/A		#N/A	
Adjusted Sales Price		#N/A		#N/A		#N/A	
Time Adjusted Sales Price		$1,707,210		$1,393,564		$1,417,820	
Location							
Fee Simple							
Land, SF	22,651	28,314		20,038		32,670	
Design and Appeal	2-STORY	2-STORY		2-STORY		2-STORY	
Quality of Construction	V GOOD	V GOOD		V GOOD		V GOOD	
Year Built/Age	1994	1992	$5,000	1991	$7,500	1990	$10,000
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Square Feet Above Grade	4131	4535	($54,500)	3618	$69,300	3591	$72,900
Bedrooms	5.00	5		4		4	
Bathrooms	5.00	4		4		4	
Basement Sq. Ft.	1875	1602	$14,700	1326	$29,600	1416	$24,800
Basement Finish Sq. Ft.	1053	1162	($8,100)	1182	($9,500)	1258	($15,200)
Walkout/Garden Bsmt	W/O	0	$0	W/O	$0	0	$0
Functional Utility							
Garage, Total Sq. Ft.	832	826	$0	790	$0	811	$0
Fireplace	2	3	($7,500)	3	($7,500)	2	$0
Heating/AC	CENTRAL AIR TO AIR	CENTRAL AIR TO AIR		CENTRAL AIR TO AIR		CENTRAL AIR TO AIR	
Site Value	$490,028	$531,576	($41,548)	$469,951	$20,077	$569,193	($79,165)
Builder/Model							
Total Net Adj			($91,948)		$109,477		$13,335
Adjusted Sales Price of Comparable			**$1,615,000**		**$1,503,000**		**$1,431,000**
Gross % Adjustment			7.69%		10.30%		14.25%
Net % Adjustment			-5.39%		7.86%		0.94%
Adjusted Sales Price/ SF			$356.12		$415.42		$398.50
Assessor Value - Subject	$1,491,925						
Subject- Price/SF	$361						

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2351-150-08-021
Schedule Number: R0356077
Appeal Number: 202600065
Appraisal Date: June 30, 2024
Assessment Date: January 1, 2025
Report Date: 2/20/2026

2025 NOV Value: $1,581,550

Indicated Value: $1,420,000

SUBJECT:

Indicated Value:	$1,420,000
Account Number:	R0356077

Address:
552 REMINGTON PL
CASTLE ROCK, CO 80108

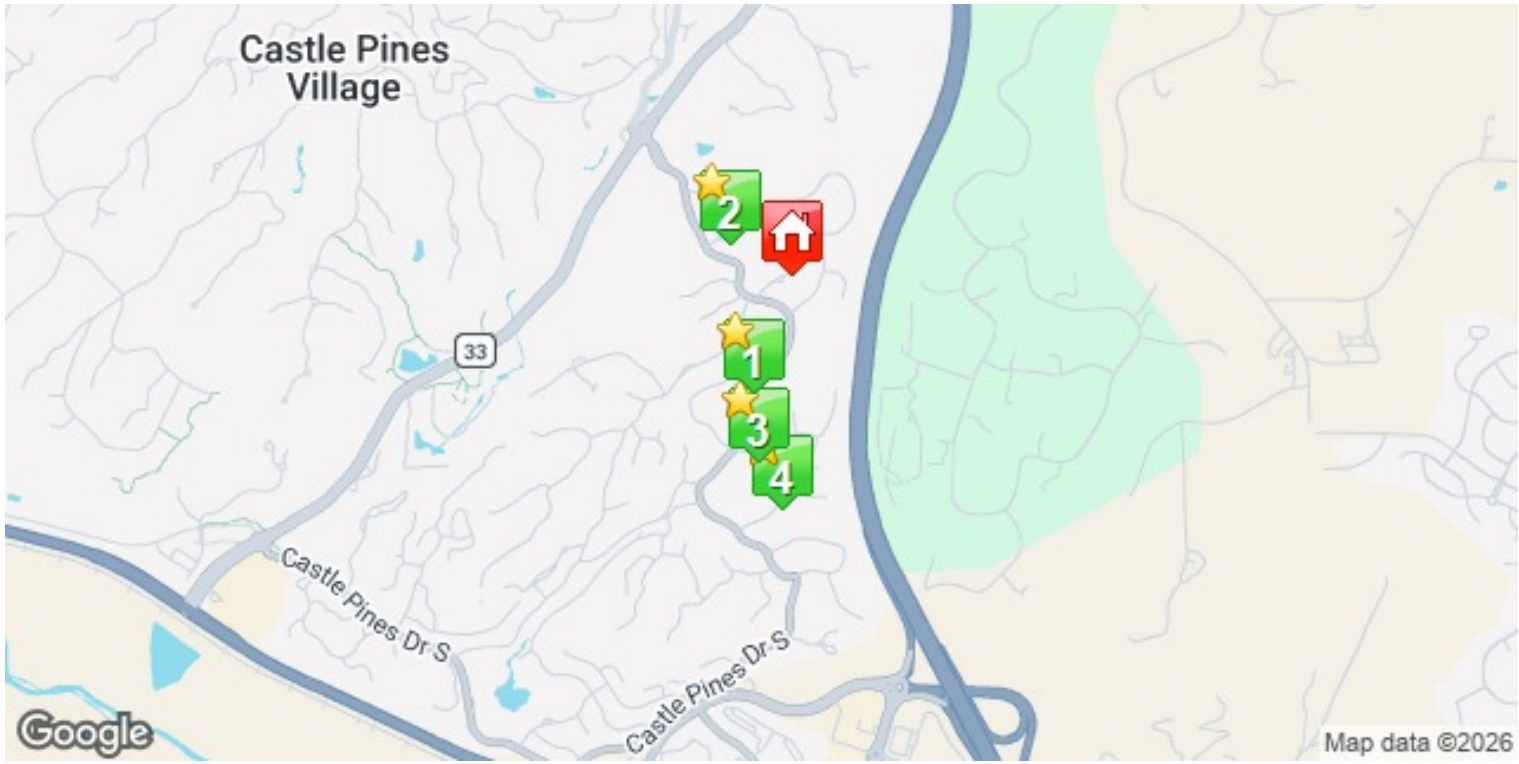


Parcel Number:	2351-150-08-021
Zoning:	
Subdivision:	CASTLE PINES FOREST GREEN
Year Built:	1994
Adjusted Year Built:	1994
Building SF:	4,131
Land SF:	22,651

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2025 valuation of $1,581,550 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2025 value to be based on study period data from July 1, 2022 to June 30, 2024. From the statutory study period four sales have been included in the final sales grid including two from the provided appraisal. They have a range in adjusted sale prices of $1,229,500 to $1,671,600 with a mean of $1,460,500 and a median of $1,470,400 The subject value of $1,581,550 falls at the top of the range and above the mean and median. Based on the photos in the appraisal report, the subject has not received any updates in the prior 15 years. The greatest weight has been given to Comps 1-3. As a result, a recommendation to adjust the 2025 tax year value to $1,420,000 is being made.

552 REMINGTON PL

R0356077



Grid Estimate:
N/A
(None)
Min: $1,229,495
Max: $1,671,597

	Subject	Comp #1		Comp #2		Comp #3	
							
Address	552 REMINGTON PL	421 CASTLE PINES DR SOUTH		386 CASTLE PINES DR SOUTH		476 SILBRICO WAY	
ID	R0356077	R0341645		R0279443		R0341700	
TASP / Date	**NA / 07/22/2024**	**$1,088,000 / 09/13/2022**		**$1,750,000 / 06/26/2023**		**$1,422,500 / 02/27/2024**	
Distance	-	1,269 ft		704 ft		1,925 ft	
Sale Price	$0	$1,100,000	$0	$1,750,000	$0	$1,425,000	$0
Adjusted Age	30	33	**$0**	38	**$45,100**	32	**$0**
Year Built	1994	1991	$0	1985	$0	1991	$0
Style	2 Story	2 Story	$0	2 Story	$0	2 Story	$0
Unit Type	N/A	N/A	$0	N/A	$0	N/A	$0
Quality	Very Good	Very Good	$0	Very Good	$0	Very Good	$0
Residential SF	4,131	3,574	**$97,800**	4,066	**$0**	3,634	**$87,200**
Garage SF	832	690	**$8,700**	1,135	**$-18,500**	704	**$7,800**
Bsmnt SF	1,875	1,858	**$0**	2,599	**$-40,500**	1,920	**$-2,500**
Basement Fin SF	1,053	1,438	**$-30,500**	2,469	**$-112,300**	1,651	**$-47,400**
Walkout	1	0	**$28,000**	0	**$28,000**	1	$0
Garden Lvl	N/A	0	$0	0	$0	0	$0
Fireplaces	2	1	**$10,400**	6	**$-31,200**	4	**$-20,800**
HVAC	Central Air to Air	Central Air to Air	$0	Central Air to Air	$0	Central Air to Air	$0
Land SF	22,651	18,295	$0	41,643	$0	21,780	$0
Land Use Code	490028	462933	$0	622499	$0	484126	$0
Market Land Value	$490,028	$462,933	**$27,095**	$622,499	**$-132,472**	$484,126	**$5,902**
Outbuilding Value	0	0	$0	0	$0	0	$0
Total Adjustment		Net:13% Gross:19% $141,495		Net:-15% Gross:23% $-261,872		Net:2% Gross:12% $30,202	
Adjusted Sale Price		**$ 1,229,495**		**$ 1,488,128**		**$ 1,452,702**	
				Petitioner Comp		Petitioner Comp	

Grid Estimate:
N/A
(None)
Min: $1,229,495
Max: $1,671,597

	Subject	Comp #4	
			
Address	552 REMINGTON PL	463 LORRAWAY DR	
ID	R0356077	R0341687	
TASP / Date	**NA / 07/22/2024**	**$1,698,500 / 04/06/2023**	
Distance	-	2,371 ft	
Sale Price	$0	$1,700,000	$0
Adjusted Age	30	27	**$0**
Year Built	1994	1992	$0
Style	2 Story	2 Story	$0
Unit Type	N/A	N/A	$0
Quality	Very Good	Very Good	$0
Residential SF	4,131	3,858	**$47,900**
Garage SF	832	703	**$7,900**
Bsmnt SF	1,875	1,965	**$-5,000**
Basement Fin SF	1,053	1,316	**$-20,900**
Walkout	1	0	**$28,000**
Garden Lvl	N/A	0	$0
Fireplaces	2	3	**$-10,400**
HVAC	Central Air to Air	Central Air to Air	$0
Land SF	22,651	36,590	$0
Land Use Code	490028	564430	$0
Market Land Value	$490,028	$564,430	**$-74,403**
Outbuilding Value	0	0	$0
Total Adjustment		Net:-2% Gross:11%	$-26,903
Adjusted Sale Price			**$ 1,671,597**

Comparable	Adj. Sale Price
Comp #4	$ 1,671,597
Comp #2	$ 1,488,128
Comp #3	$ 1,452,702
Comp #1	$ 1,229,495



Recommendation $1,420,000

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Matthew & Deborah Mathias Agent:

Parcel No.: R0622705 Abatement Number: 202600030

Assessor's Original Value: $246,285

Hearing Date: April 15, 2026 Hearing Time: 11:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Tanner Lindt

2. The Petitioner was:
   a. ☐ present
   b. ☒ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $246,285 (no change in value)

Petitioner's Requested Value: $210,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested that the property be designated as contiguous residential land with the lower assessment rate than vacant residential land and a value reduction to $210,000.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☐data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☒other: The assessor agreed that the classification be changed to contiguous residential.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Contiguous residential land (1112CP)

Total Actual Value: $246,285 (no change in value)

Reasons are as follows: Prior to hearing the assessor granted the contiguous residential classification. In support of the assigned value, the assessor provided three vacant land sales that support the assigned value of $246,285

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600030

202600030 - 2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 02 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 01 (Month) 01 (Day) 2026 (Year)

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown (City or Town) CO (State) 80116 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

R0622705

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W of the 6th PM, County of Douglas, State of Colorado

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. (Attach additional sheets if necessary.) See attachment

Petitioner's estimate of value: $210,000 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Martha Mathias
Petitioner's Signature
Deborah A Mathias

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Email _____

Printed Name: Matthew & Deborah Mathias

***Letter of agency must be attached when petition is submitted by an agent.**

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ **Protest?** ☐ **No** ☐ **Yes (If a protest was filed, please attach a copy of the NOD.)**

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____

Petitioner's Signature **Date**

_____ _____

Assessor's or Deputy Assessor's Signature **Date**

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ ***(being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____

Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/17

Addendum to Petition for Abatement or Refund of Taxes dated 12/2/2025

RE: Accounts R0622705 and R0622706 and Parcels 2347-334-02-001 and 2347-334-02-002

The above named parcels share a common property line and have been owned by the same owners for nearly 32 years.

A couple of years ago we had the property line that originally bisected the house on parcel 002 moved to create a vacant lot. To get that accomplished we had to jump through a lot of hoops and were required to complete a 10 item Lot Line or Easement Adjustment Submittal Checklist. Not on the list was an engineering review that was required and had a fee attached. Eventually, a Presubmittal Review was issued by the county with "Staff Comments". No where in any of the county's list of things we had to do or Staff Comments was there any mention of any consequences of moving a property line particularly in reference to creating a vacant lot and the effect that would have on property taxes or a remedy for such a situation.

We learned there is a designation for a vacant contiguous lot, owned by the same owner and used as an extension of the residential lot.

We are requesting that parcel 2347-334-02-001 be designated as a Contiguous Parcel retroactively to when the new parcel was recorded on March 15, 2023. We also request that a disclaimer about the potential consequences of moving a property line particularly one that creates a vacant lot be included in the instructions provided by the county to the property owner who is requesting a property line relocation

Brenda Davis

From: Assessors
Sent: Friday, January 2, 2026 2:46 PM
To: Felice Entratter; Brenda Davis
Cc: Becky Fischer
Subject: FW: Petition for Abatement of 2025 Taxes
Attachments: Tax Abatement 2025 request.pdf

From: Matt Mathias <mcm@damfine.com>
Sent: Friday, January 2, 2026 12:28 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Petition for Abatement of 2025 Taxes

Caution: This email originated outside the organization. Be cautious with links and attachments.

Tony Damisch and DC Assessors Office,

Happy New Year.

As suggested, we have completed a Petition for Abatement of Taxes for 2025.
If you need any additional information, please contact us.
Thank you.

Matt & Deb Mathias

202600030 - 2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 02 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 01 (Month) 01 (Day) 2026 (Year)

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown (City or Town) CO (State) 80116 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

R0622705

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W of the 6th PM, County of Douglas, State of Colorado

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. (Attach additional sheets if necessary.) See attachment

Petitioner's estimate of value: $210,000 (Value) (2025 (Year))

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Martin Mathias
Deborah A Mathias
Petitioner's Signature

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Email _____

Printed Name: Matthew & Deborah Mathias

***Letter of agency must be attached when petition is submitted by an agent.**

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☒ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

* See Transmittal

Felice Ostrander
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of Douglas County authorize the Assessor by Resolution No. R-010-155 to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year 2025

	Actual	Assessed	Tax
Original	$246,285	$66,500	$5,836.44
Corrected	$246,285	$32,750	$1,440.41
Abate/Refund	$0	$33,750	$4,396.03

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature _____ Date _____

Julie Enoratten Date 3/5/2026

Assessor's or Deputy Assessor's Signature

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

Secretary's Signature _____ Property Tax Administrator's Signature _____ Date _____

15-DPT-AR No. 920-66/11

Transmittal Sheet for Abatement #: 202600030

Abatement #	202600030	**Staff Appraiser**	TJL
Tax Year	2025	**Review Appraiser**	RRM
Date Received	1/2/2026	**Recommendation**	Adjust
Petitioner	MATTHEW C MATHIAS & DEBORAH A MATHIAS	**Reason**	The land classification has been changed to contiguous residential, and the residential assessment rate will be applied.
Agent			
Petitioner's Request	Property Condition		
Petitioner's Requested Value	$210,000	**Assessor Final Review Value**	$246,285

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern boarder of Douglas County. The parcel is rolling hills with native grass and trees.

In appeal number 202506049 the Subject classification and valuation was appealed for tax year 2024. In that appeal, the property history was explained in depth with regards to administrative steps taken and the subsequent classifications. For tax year 2024 it was determined the Subject met the legal requirements to be classified as Contiguous Residential. It was also determined the Subject value was not the primary focus of the appeal, but it was supported by comparable sales. Therefore, the Assessor's Office recommended the Subject be reclassified to Contiguous Residential without a change to value, for tax year 2024.

The Petitioner's concerns from tax year 2024 are mirrored in this appeal for tax year 2025. The Subject continues to meet the three legal qualifications for Contiguous Residential, for tax year 2025.

Another review of comparable sales was performed because the 2024 valuation was based on sales from 7/1/2020 to 6/30/2022 whereas 2025 was based on sales from 7/1/2022 to 6/30/2024. Three comparable sales, included in the Valuation Summary, support the current valuation of $246,285 for the Subject for tax year 2025.

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2025, but remain valued at $246,285 for tax year 2025.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	0100	0142	$246,285	$0	$246,285	27.000%	$66,500	4.2238%	$2,808.83
	Account Total:		**$246,285**	**$0**	**$246,285**		**$66,500**		**$2,808.83**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	1112CP	0142	$246,285	$0	$246,285	6.250%	$15,390	4.2238%	$650.04
	Account Total:		**$246,285**	**$0**	**$246,285**		**$15,390**		**$650.04**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0622705	$246,285	$66,500	$2,808.83	$246,285	$15,390	$650.04	$2,158.79
Totals	**$246,285**	**$66,500**	**$2,808.83**	**$246,285**	**$15,390**	**$650.04**	**$2,158.79**

Transmittal Sheet for Abatement #: 202600030

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	0100	0142	$246,285	$0	$246,285	27.000%	$66,500	4.5528%	$3,027.61
	Account Total:		**$246,285**	**$0**	**$246,285**		**$66,500**		**$3,027.61**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	1112CP	0142	$246,285	$0	$246,285	7.050%	$17,360	4.5528%	$790.37
	Account Total:		**$246,285**	**$0**	**$246,285**		**$17,360**		**$790.37**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0622705	$246,285	$66,500	$3,027.61	$246,285	$17,360	$790.37	$2,237.24
Totals	**$246,285**	**$66,500**	**$3,027.61**	**$246,285**	**$17,360**	**$790.37**	**$2,237.24**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$2,808.83	$650.04	$2,158.79	$3,027.61	$790.37	$2,237.24	**$4,396.03**

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

MATTHEW C MATHIAS & DEBORAH A MATHIAS
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2347-334-02-001
Schedule Number: R0622705
Appeal Number: 202600030
Appraisal Date: June 30, 2024
Assessment Date: January 1, 2025
Report Date: 1/26/2026

2025 NOV Value: $246,285

Indicated Value: $246,285

VALUE DATA SUMMARY

This value data summary is not an appraisal report. This value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes. This summary has been prepared for use as supportive documentation in a hearing conducted by the Douglas County Board of Equalization.

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to June 30, 2024. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations.

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally, a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

Multiple Regression Analysis (MRA) explores and quantifies the relationship between two or more components of known and available data (sale prices and property characteristics) to generate a market value. Regression does not require strict similarity between property sales because it estimates the value contribution (coefficient) for each attribute using a "goodness of fit" or error-minimizing technique. This methodology produces statistics about the quality of the attribute contribution. These statistics help evaluate the predictive accuracy of the regression equation, or essentially, the ability to predict sales price. The assessor's office tests for statistical compliance and equitable valuation. Overall, the goal is to provide a value model that best reflects market value.

The vacant land mass appraisal regression model utilized sales and an independent variable (square foot or acres) to predict the outcome of Y (value). The model is nonlinear such that as land size increases the value per unit (square foot or acres) decreases. This captures the economies of scale present in real estate markets.

Actual current use as of the date of assessment has been considered for the classification of the subject property as required by Colorado Revised Statutes §39-1-103. The actual current use may be different than the uses permitted by zoning or the Highest and Best Use. Therefore, while the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

ABATEMENT APPEAL # 202600030

ACCOUNT NUMBER: R0622705

SUBJECT DESCRIPTION

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern boarder of Douglas County. The parcel is rolling hills with native grass and trees.

SALES AND LISTING HISTORY

The most recent sale of the Subject Parcel was a sale for $135,000 on 1/14/1994 to the Petitioner.

CLASSIFICATION AND VALUATION DATA

The Petitioner's concerns are with the classification and valuation of their property. They believe the parcel should be classified as contiguous residential and valued at $210,000 based on their original appeal filing.

The Subject (Lot 8A-1) is adjacent to another lot (Lot 9A-1) which is improved with a residence and also owned by the Petitioner. For many years these lots were administratively grouped under one Assessor Account Number. This type of grouping was done in certain circumstances decades ago, when a property owner requested it, and it was a benefit to the property owner. In 2023, the Petitioner followed administrative protocols to have the Assessor's Office dissolve the grouping of the Subject and form two separate Assessor Account Numbers. In 2024, the Petitioner also followed administrative protocols to slightly move the lot line that separates these two lots.

Colorado has a preferential property assessment classification called Contiguous Residential. This classification allows a vacant parcel which functions as an extension of an improved residential parcel to receive a residential assessment rate, if three legal qualifications are met. Being a preferential classification a property owner must request the classification be applied to their property. In the case of the Subject, the Petitioner did not request the Contiguous Residential classification in 2024 or 2025.

This Abatement Appeal satisfies the Petitioner's obligation to request the Contiguous Residential classification. The Subject was reviewed to see if it met the three legal qualifications for Contiguous Classification. A review determined the Subject did meet all three qualifications.

Several conversations between the Assessor's Office and Petitioner took place both right before and after the filing of this appeal. These conversations included questions to understand the Petitioner's concerns, explanations of what had happened prior, and directions for filing appeals. What is notable is the Assessor's Office understood the primary Petitioner concern to be the classification and not the valuation of the Subject. For that reason, the analysis of comparable sales is presented in a more limited form below:

SALES

Reception #	Account #	Sale Date	TASP	Land Acres	Sub Name
2023043305	R0051650	9/29/2023	$250,000	2.75	FLINTWOOD HILLS
2022052064	R0092890	7/27/2022	$443,500	5	HOMESTEAD HILLS
2022055129	R0054463	8/12/2022	$350,000	2.182	METES AND BOUNDS

Subject	**$246,285**	**1.71**	**FLINTWOOD HILLS**

CONCLUSION

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2025, but remain valued at $246,285 for tax year 2025.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Escalated	5/6/2026
Amy Williams	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Cover Page
Abatement Approval Resolution - April 2026
Abatement Approval Resolution Documents

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Ashley Chamberlain, Paralegal

DESCRIPTION: Resolution Approving the Abatement Settlement Recommendations of the Assessor's Office.

SUMMARY: The Assessor has reviewed the petitions requesting adjustment to the properties' valuations submitted by the Petitioners listed in the attached resolutions. In those instances where a taxpayer's petition for refund or abatement of property taxes to the Board has been reviewed by the Douglas County Assessor and recommended for approval or partial approval, the Board has the authority to settle all such appeals and accept the recommendations of the Assessor. The Assessor is requesting that the Board approve the recommendations and direct the Clerk to the Board to issue a resolution ordering adjustment in value for the subject property.

RECOMMENDED ACTION: Approve Resolution.

REVIEW:

Jeff Garcia	Escalated	5/6/2026
Amy Williams	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Abatement Approval Resolution - April 2026
Abatement Approval Resolution Documents

RESOLUTION NO. R-026-_____

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

A RESOLUTION APPROVING THE RECOMMENDATIONS
OF THE ABATEMENT HEARINGS REFEREE

WHEREAS, pursuant to Resolution No. R-008-083, A Resolution Appointing Independent Referees to Conduct Abatement Hearings on Behalf of the Board of County Commissioners Beginning July 1, 2008, the Board finds as follows:

1. Referee Jeffrey Hamilton heard about the abatement petition on April 15, 2026 and

2. After hearing all the evidence, Referee Hamilton makes the recommendations contained in the attached Referee Worksheets for the following Abatement Numbers:

Abatement Nos.	**Petitioner(s)**
202600030	Matthew & Deborah Mathias
202600036	Dumont Park LLC
202600037	Dumont Park LLC
202600064	Walter Raynor
202600065	Walter Raynor

3. Having reviewed the recommendations of Referee Hamilton, the Board of County Commissioners ("Board") approves his findings and recommendations.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Board accepts the recommendations of Referee Hamilton and orders that a separate resolution be prepared for each abatement petition contained in the attached worksheets and to notify the petitioners of this decision.

PASSED AND ADOPTED this 12th day of May 2026 in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS, COLORADO

BY:_____
GEORGE TEAL, Chair

ATTEST:

_____

HAYLEY HALL, Deputy Clerk

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dumont Park LLC Agent: Paul Euler

Parcel No.: R0329637 Abatement Number: 202600036

Assessor's Original Value: $810,127

Hearing Date: April 15, 2026 Hearing Time: 9:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Matthew Steder and Sean Hickey

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Paul Euler
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $810,127 (no change)

Petitioner's Requested Value: $428,890.50

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent valued the vacant land parcel (R0329637) together with an adjoining improved parcel (R0329638) as a single economic unit. The agent expressed concern regarding a real estate tax increase of 89.5% from 2017 to 2025, noting that this substantial rise imposed a significant burden on the tenant, who entered into a five-year NNN lease on May 1, 2024 at $22,000 per month. The agent asserted that the sales comparables utilized by the assessor were not truly similar; therefore, he employed both the income approach and the equity approach (assessment comparables) for valuation purposes. Neighboring parcels reflected assigned land values ranging from $4.50 to $8.50 per square foot, and improvement values from $155 to $328 per square foot. Under the income approach, the agent indicated a potential gross income of $264,000, subtracted $88,000 for vacancy and collection loss, and deducted owner's expenses to derive a net operating income of $147,744. This NOI was capitalized at 7.00% to yield an income value of $2,110,634. Based on both approaches, the agent requested an allocation of $428,890.50 for the land (R0329637) and $1,312,500 for the improved parcel (R0329638), with a combined total value of $1,741,390.50.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (0200) Vacant land

Total Actual Value: $810,127

Reasons are as follows:

The agent's equity approach and income approach were not applied accurately. To utilize an equity approach (assessment comparables), all properties considered must be identical, such as condominiums. However, the examples cited varied in size and use, meaning they were not valid equity comparables and should not have been considered. The income approach was also misapplied, with a 33% vacancy rate projected indefinitely. If properly applied, the income approach would provide the most reliable indication of value in this instance. Notably, the lease was signed two months prior to the appraisal date of June 30, 2024. Applying appropriate income parameters based on the study period lease would result in a value significantly higher than the current value by the assessor. Therefore, I recommend that this petition be denied.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton — *4-15-2026*
Name — Date

202600036-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key (City or Town) FL (State) 34228 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329637	12325 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$405,063** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Daytime Phone Number (____)
Petitioner's Signature

Email _____

Paul Euler (Digitally signed by Paul Euler DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US Date: 2026.01.09 18:41:06 -07'00')

By _____ Daytime Phone Number (520) 912-6415
Agent's Signature*

Printed Name: Paul Euler Email support@taxdetective.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature Date

_____ _____
Assessor's or Deputy Assessor's Signature Date

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this

_____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

~~15 DPT AR No. 020 66/16~~

AGENCY AUTHORIZATION FORM

Colorado State Law allows a property owner to designate an agent to act on his/her behalf on matters relating to the review of the property's assessed valuation before the Assessor and the County/State Boards.
This designation is for calendar year 2025 and must accompany any Petition for Review filed with the Assessor.
Notices issued by the Assessor or Boards relating to the review of the valuation of this property shall be sent to the Agent. The Agent agrees to keep the property owner informed during the appeal process.
TaxDetective will file a Petition, if justified, after receiving your completed Order Form and Agency Authorization Form.
I hereby authorize TaxDetective to serve as my agent in all matters relating to the review of the valuation of the property's assessed valuation before the Assessor and the County/State Boards if necessary.

DESIGNATION OF AGENT: (Type or Print)

TaxDetective LLC
AGENT / FIRM NAME

Paul Euler , or Juli Tweedy — support@taxdetective.com
CONTACT PERSON — EMAIL

PO Box 89643
MAILING ADDRESS

Tucson — AZ — 85752-9643
CITY — STATE — ZIP

COMPLETED BY PROPERTY OWNER

DESIGNATION MADE BY: (Type or Print)

Edward Eucker Dumont PARK LLC
COMPANY NAME

Edward Eucker — President
NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON — TITLE

12365 Dumont Way Littleton Colo
ADDRESS

Co — 80125 — 303-944-8308 — EUEONLBR@MSN.CO
CITY — STATE — ZIP — TELEPHONE — EMAIL

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor the Boards of Equalization. This authorization is limited to the properties listed below and the attached continuation form(s).

x Edward C Eucker — x 12/18/2025
SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY — DATE

Edward C. Eucker — President
PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE) — PRINT TITLE

Please list any parcel #s that you would like TaxDetective to appeal.

County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #
Douglas	PARK 95 Business Park	Douglas	Lot's 4 & 5		R0329637
					R0329638

Petition for Review of Property Valuation

For cy 2025

Date Filed: June 1, 2025

Parcel No: R0329637
Alternate Parcel No: 222907002021

County: Douglas

PropertyType: land

Original Value: $810,127

Recommended Value: $405,063

Please send all materials relating to this Appeal to TaxDetective. Thank you.

Agent:
TaxDetective LLC
PO Box 89643
Tucson, AZ 85752-9643
fax: 520.829.9557

Owner:
Dumont Park LLC
Edward Charles Eucker
761 Norton St
Longboat Key FL 34228

support@taxdetective.com
Contact person: Paul Euler

Verification: I, the undersigned, as agent for this property, state that the information contained herein and on any attachments constitute true and complete statements concerning the described property.

Signature of Agent

Presentation

The two subject parcels:
R0329638 12365 Dumont Way Littleton. $1,837,500, $245.00/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $49,027. Industrial bldg. 7500sf. Estimated taxes 2024: $38,654.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$1,837,500, $245.00	97574, $829,379, $8.50	7500, $1,008,121, $134.42

R0329637 12325 Dumont Way Littleton. $810,127, $8.50/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $21,615. Land. 95309sf. Estimated taxes 2024: $21,303.
Valuation:

Total	Land sf, value/sf	Bldg
$810,127	95309, $8.50	none

Request that the valuations of these two parcels be 'heard together'.
Rationale for this request: They are both owned by the same owner, Dumont Park LLC. The two parcels have always been used by one entity. The current owner purchased both properties from the developer in 1995 for his own use. He operated a company on both parcels until around 2015. At that time, he leased both parcels to another company for approximately six years. Around 2023, he leased both parcels to another company who continues to operate there.

Analysis:
The current owner purchased the improved parcel for $420,500 in December 1995. The Assessor's original valuation for cy2025 is $1,837,500, an increase of 436%. Since 2018, the valuation has increased by 213%; since 2024, it has increased by 22.5%.

Comparable sales in Highlands Ranch, are difficult to find.
1. R0329635 12255 Dumont Way Valuation: $1,545,095, $323.38/sf.
1985 Sold:4/20/2022 $3,000,000, $627.88/sf
3 bldgs sf = 3344 (service garage) + 1184 (equipment storage) + 250 (equipment storage) = 4778sf
Land: 241690sf
Impr value: $238,295, $49.87/sf
Land value: $1,306,800, $5.41/sf.

2. R0329640 12455 Dumont Way Valuation: $3,562,501, $190.00/sf.
1984sf Sold: 12/9/2024 $3,491,379, $186.21/sf
18750sf (storage warehouse).
Land: 110991sf
Impr value: $2,619,077, $139.68/sf
Land value: $943,424, $8.50/sf.

3. R0329687 12249 Mead Way Valuation: $3,538,296, $211.15/sf.
2000 Sold: 12/6/1996. $650,000 not listed by Asr, not arms-length.

Please note that none of these sales occurred within the relevant time period of July 1, 2022 to June 30, 2024.

One current listing was found:
For sale: 12395 N Mead Way 12738sf Listing sale price: $2,450,000, $192.34/sf. Land: 25265sf.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$2,082,010, $163.45	25265sf, $250,910, $9.93	12738sf, $1,831,100, $143.75

Contact info: https://www.loopnet.com/Listing/12395-N-Mead-Way-Littleton-CO/32615805/

It is significant to note that at no time has the land parcel, R0329637, ever been used separately from the 'parent' parcel, R0329638. Because of this, it seems fairer that the County Assessor consider the land parcel as more of a 'child' parcel to the 'parent; thereby assigning a lower current valuation.

Recommended valuations:
R0329638: $1,425,000, $190.00/sf.

R0329637: $405,063, $4.25/sf.

Thank you for your consideration.

DCASSESSOR

JAN 15 2026 RCD

PO Box 89643
Tucson, AZ 85752-9643
support@TaxDetective.com

January 10, 2026

Toby Damisch, Assessor
Douglas County
301 Wilcox St
Castle Rock, CO 80104

Dear Mr Damisch,

Please accept this submittal of two Petitions For Abatement Or Refund Of Taxes for calendar year 2025 payable in calendar year 2026, and calendar year 2026 payable in calendar year 2027.

If you have any questions or need further information, please let me know.
Thank you for your service.

Respectfully,

Paul Euler

2026000036-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key (City or Town) | FL (State) | 34228 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329637	12325 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$405,063** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Daytime Phone Number (____)
Petitioner's Signature

Paul Euler — Digitally signed by Paul Euler. DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US. Date: 2026.01.09 18:41:06 -07'00'

Email _____

By _____ Daytime Phone Number (520) 912-6415
Agent's Signature*

Printed Name: Paul Euler Email support@taxdetective.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** * See Transmittal

Julie Gilbratten
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600036

Abatement #	202600036	**Staff Appraiser**	MGS
Tax Year	2025	**Review Appraiser**	SJH
Date Received	1/15/2026	**Recommendation**	Deny
Petitioner	DUMONT PARK LLC	**Reason**	The subject is a vacant commercial land parcel with the 2025 value supported by vacant commercial sales in the surrounding land economic area.
Agent	TAX DETECTIVE LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$405,063	**Assessor Final Review Value**	$810,127

The subject property consists of 95,309 square feet, or 2.188 acres, of commercial vacant land. No market data was submitted by the petitioner's agent to support an adjustment to the land value. In addition, the petitioner's agent did not provide additional lease terms for this vacant land parcel. For the 2025 tax year, the assessor valued the property using the sales comparison approach, relying on comparable commercial vacant land sales within the surrounding land economic area. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	5.3293%	$11,656.78
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$11,656.78**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	5.3293%	$11,656.78
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$11,656.78**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329637	$810,127	$218,730	$11,656.78	$810,127	$218,730	$11,656.78	$0.00
Totals	**$810,127**	**$218,730**	**$11,656.78**	**$810,127**	**$218,730**	**$11,656.78**	**$0.00**

Transmittal Sheet for Abatement #: 202600036

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	4.5528%	$9,958.34
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$9,958.34**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329637	0200	3702	$810,127	$0	$810,127	27.000%	$218,730	4.5528%	$9,958.34
	Account Total:		**$810,127**	**$0**	**$810,127**		**$218,730**		**$9,958.34**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329637	$810,127	$218,730	$9,958.34	$810,127	$218,730	$9,958.34	$0.00
Totals	**$810,127**	**$218,730**	**$9,958.34**	**$810,127**	**$218,730**	**$9,958.34**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$11,656.78	$11,656.78	$0.00	$9,958.34	$9,958.34	$0.00	**$0.00**

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing

#202600036

Petitioner
DUMONT PARK LLC

ACTUAL VALUE DATA SUMMARY

Of

12325 DUMONT WAY (VACANT LAND)
LITTLETON, CO 80125

Legal Description: LOT 4 PARK 85 – 2.188 AM/L

Account Number: R0329637

Assessment Date(s): January 1, 2025

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2025 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2024 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2024 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2024 level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2024 utilizing base period data from the time period of 2023 and the first six months of 2024. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2025. Therefore the subject is assigned a retrospective actual or market value as of June 30, 2024 for the property characteristics that existed on January 1, 2025.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration of the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial vacant land property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial vacant land property use is considered to be maximally productive, and the highest and best use of the subject property as improved.

MARKET APPROACH SUMMARY

Land Value

The land value has been determined by assignment of a land economic area (LEA) that applies a value per unit derived from the market value indications of sale properties that have a use similar to the current use of the subject property and that are impacted by economic forces similar to those experienced by the subject. The indicated value of the LEA is applied to the property characteristics of the subject property and may be adjusted for any applicable attributes.

The assigned LEA per unit value to provide the indication of land value for the subject property is as indicated in the *Land Valuation Summary* of the subject property profile identification and description section of this summary.

The following land sales are parcels that sold in or immediately prior to the applicable base study period. The sales were those considered to provide an indication of the range of value for the modeling process of the assigned LEA.

LEA	Account/County	Address/Legal	Sale Date	Sale Price	SF or Acre	$/SF or Acre
25701	R0162835	LOT 7A BLK 17 SEDALIA PER LLV 2007072104	7/19/22	$ 295,000	21,736	$ 13.57
25701	R0611321	LOT 4A TITAN ROAD INDUSTRIAL PARK 1 4TH AMD	1/26/22	$ 1,500,000	192,492	$ 7.79
25701	R0416092	LOT 11 HIGHLANDS RANCH #105A	7/30/20	$ 850,000	53,230	$ 15.97
25701	ARAPAHOE	PARCEL 1 SOUTHPARK FLG NO 5 SUBDIVISION EXEMPTION	6/17/20	$ 1,700,000	163,817	$ 10.38
25701	R0359247	PART LOT 1 SOUTHPARK 2 LYING NORTH OF POND AREA F LSP 4228 (SEE	8/12/19	$ 950,000	96,162	$ 9.88

The land sales considered provide a range of $7.79 to $15.97 per square foot, indicating a mean of $11.52 per square foot and a median of $10.38 per square foot.

The dollar per square foot value for the LEA was selected from the indicated range of the comparable sales. The final dollar value per square foot applied to the assigned LEA is $10.00 per square foot. Based on application of the LEA value assignment the subject property land value is calculated with any applicable attribute adjustments as follows:

LEA Assigned Unit Value				$10.00	per	Square Foot
Subject Attribute	C-Powerline Tower		-	15%	adj	
Subject Attribute	None		+	0%	adj	
Subject Land Area	95,309.00	Square Feet	x	$8.50	=	$810,127

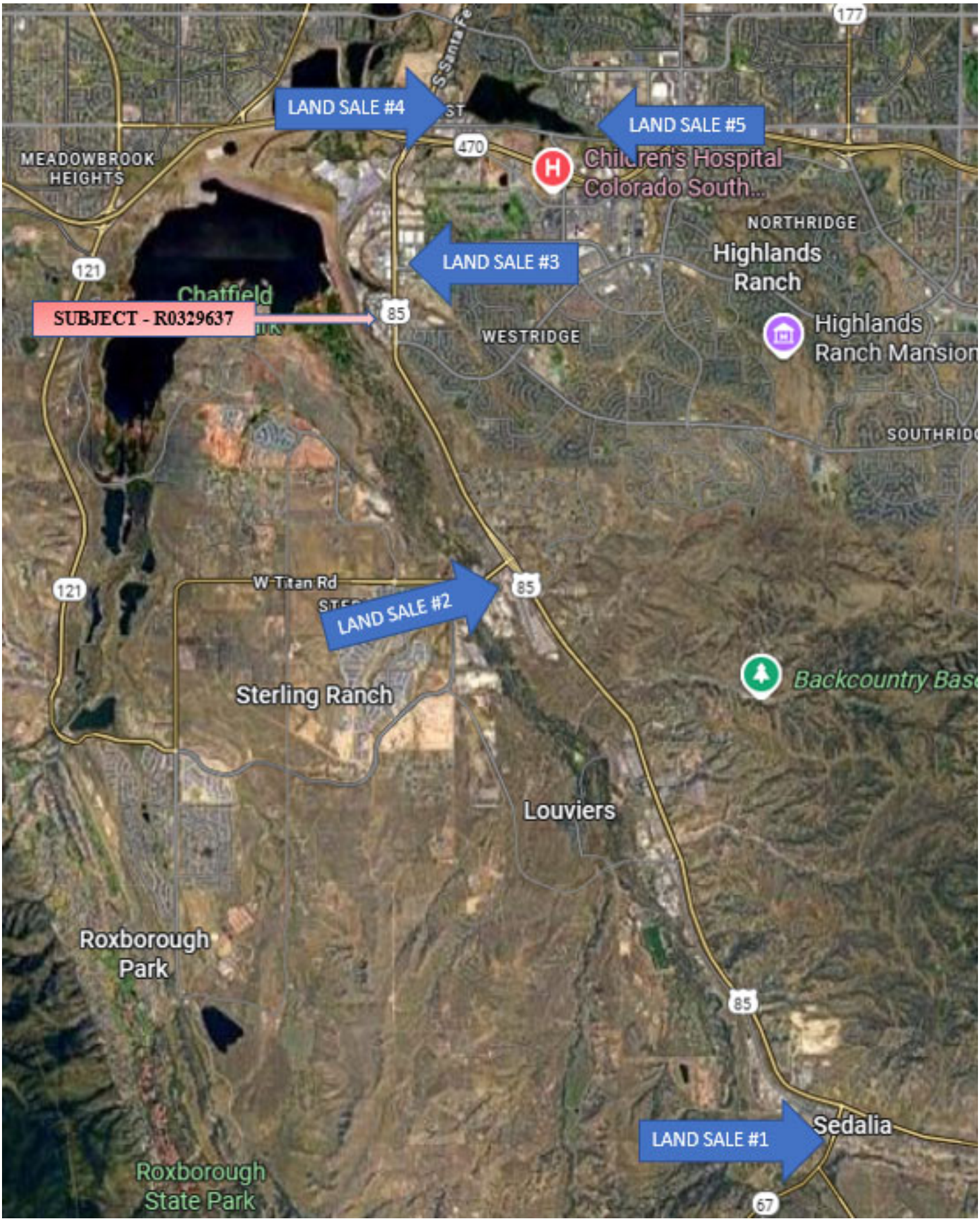
Subject Location Map



SUBJECT: AERIAL OF SITE



LOCATION MAP FOR THE SUBJECT PROPERTY AND LAND SALES



Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329637 **Local #:** 1,8 **Parcel #:** 222907002021

Tax Year:	2025	**Levy:**	53.293000	**# of Imps:**		**Created On:**	09/01/1996
Tax Dist:	3702	**Map #:**		**LEA:**	25701	**Active On:**	12/05/2022
PUC:		**Initials:**		**Acct Type:**	Vacant Land	**Inactive On:**	
Assign To:	MGS					**Last Updated:**	

Owner's Name and Address

DUMONT PARK LLC
761 NORTON ST
LONGBOAT KEY, FL 34228-1447

Property Address

12325 DUMONT WAY, LITTLETON

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
02/26/2014	$0	Special Warranty Deed	2014009709			EDWARD CHARLES EUCKER
12/20/1995	$420,500	Warranty Deed	9561197	1308	773	MISSION VIEJO CO

Legal

LOT 4 PARK 85 - 2.188 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
7	6	68	SE			

Subdivision Information

Sub Name	Block	Lot	Tract
PARK 85	0	4	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	0200	Market	95,309	Square Feet	95,309.000000	$8.50	$810,127	27.00%	$218,734
Class				**Sub Class**					
Land Subtotal:					**2.19**		**$810,127**		**$218,734**

Land Attributes

Attribute	Description	Adjustment
C-PWL	C-Powerline Tower	-0.150000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
Improvement Subtotal:					**$0**		**$0**

Total Property Value

Total Value:	**$810,127**	**$218,730**

*Approximate Assessed Value

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Dumont Park LLC Agent: Paul Euler

Parcel No.: R0329638 Abatement Number: 202600037

Assessor's Original Value: $1,837,500

Hearing Date: April 15, 2026 Hearing Time: 9:30 a.m.

1. The Douglas County Assessor was represented at the hearing by Matthew Steder and Sean Hickey

2. The Petitioner was:
   a. ☐ present
   b. ☐ not present
   c. ☒ present/represented by Paul Euler
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $1,837,500 (no change)

Petitioner's Requested Value: $1,312,500

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner's agent valued the vacant land parcel (R0329637) together with an adjoining improved parcel (R0329638) as a single economic unit. The agent expressed concern regarding a real estate tax increase of 89.5% from 2017 to 2025, noting that this substantial rise imposed a significant burden on the tenant, who entered into a five-year NNN lease on May 1, 2024 at $22,000 per month. The agent asserted that the sales comparables utilized by the assessor were not truly similar; therefore, he employed both the income approach and the equity approach (assessment comparables) for valuation purposes. Neighboring parcels reflected assigned land values ranging from $4.50 to $8.50 per square foot, and improvement values from $155 to $328 per square foot. Under the income approach, the agent indicated a potential gross income of $264,000, subtracted $88,000 for vacancy and collection loss, and deducted owner's expenses to derive a net operating income of $147,744. This NOI was capitalized at 7.00% to yield an income value of $2,110,634. Based on both approaches, the agent requested an allocation of $428,890.50 for the land (R0329637) and $1,312,500 for the improved parcel (R0329638), with a combined total value of $1,741,390.50.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☒data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☒a valuation using the income approach; and/or
d. ☐other Click here to enter text.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (2235) Industrial

Total Actual Value: $1,837,500

Reasons are as follows: The agent's equity approach and income approach were not applied accurately. To utilize an equity approach (assessment comparables), all properties considered must be identical, such as condominiums. However, the examples cited varied in size and use, meaning they were not valid equity comparables and should not have been considered. The income approach was also misapplied, with a 33% vacancy rate projected indefinitely. If properly applied, the income approach would provide the most reliable indication of value in this instance. Notably, the lease was signed two months prior to the appraisal date of June 30, 2024. Applying appropriate income parameters based on the study period lease would result in a value significantly higher than the current value by the assessor. Therefore, I recommend that this petition be denied.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☐ Approved in part as set forth in the Findings and Recommendations herein

c. ☒ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600037

202600037-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key (City or Town) FL (State) 34228 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329638	12365 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$1,425,000** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____ Daytime Phone Number (____)
Petitioner's Signature

Paul Euler
Digitally signed by Paul Euler
DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US
Date: 2026.01.09 18:41:38 -07'00'

Email _____

By _____ Daytime Phone Number (520) 912-6415
Agent's Signature*

Printed Name: Paul Euler Email support@taxdetective.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

~~Assessor's or Deputy Assessor's Signature~~

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature **Date**

_____ _____
Assessor's or Deputy Assessor's Signature **Date**

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor and the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this .

_____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

~~15 DPT AR No. 020 66/16~~

AGENCY AUTHORIZATION FORM

Colorado State Law allows a property owner to designate an agent to act on his/her behalf on matters relating to the review of the property's assessed valuation before the Assessor and the County/State Boards.
This designation is for calendar year 2025 and must accompany any Petition for Review filed with the Assessor.
Notices issued by the Assessor or Boards relating to the review of the valuation of this property shall be sent to the Agent. The Agent agrees to keep the property owner informed during the appeal process.
TaxDetective will file a Petition, if justified, after receiving your completed Order Form and Agency Authorization Form.
I hereby authorize TaxDetective to serve as my agent in all matters relating to the review of the valuation of the property's assessed valuation before the Assessor and the County/State Boards if necessary.

DESIGNATION OF AGENT: (Type or Print)

TaxDetective LLC
AGENT / FIRM NAME

Paul Euler , or Juli Tweedy — support@taxdetective.com
CONTACT PERSON — EMAIL

PO Box 89643
MAILING ADDRESS

Tucson — AZ — 85752-9643
CITY — STATE — ZIP

COMPLETED BY PROPERTY OWNER

DESIGNATION MADE BY: (Type or Print)

Edward Eucker — Dumont PARK LLC
COMPANY NAME

Edward Eucker — President
NAME OF PERSON OWNING, CONTROLLING OR POSSESSING PROPERTY OR CONTACT PERSON — TITLE

12365 Dumont Way — Littleton — Co — 80125 — 303-944-8208 — EUEONLBK@MSN.CO
ADDRESS — CITY — STATE — ZIP — TELEPHONE — EMAIL

I, the undersigned, hereby designate the above name agent to act on my behalf in all matters pertaining to the review and appeal of real or personal property valuation and classification with the Assessor the Boards of Equalization. This authorization is limited to the properties listed below and the attached continuation form(s).

x Edward C Eucker — x 12/18/2025
SIGNATURE OF PERSON CONTROLLING OR POSSESSING PROPERTY — DATE

Edward C. Eucker — President
PRINT NAME (IF DIFFERENT THAN DESIGNATED ABOVE) — PRINT TITLE

Please list any parcel #s that you would like TaxDetective to appeal.

County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #	County	State Parcel #, Account or Schedule #
Douglas	PARK 85 Business Park	Douglas	Lot's 4 & 5		R0329637
					R0329638

Petition for Review of Property Valuation

For cy 2025

Date Filed: June 1, 2025

Parcel No: R0329638
Alternate Parcel No: 222907002020

County: Douglas

PropertyType: Comml-storage

Original Value: $1,837,500

Recommended Value: $1,425,000

Please send all materials relating to this Appeal to TaxDetective. Thank you.

Agent:

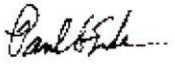
TaxDetective LLC
PO Box 89643
Tucson, AZ 85752-9643
fax: 520.829.9557

Owner:

Dumont Park LLC
Edward Charles Eucker
761 Norton St
Longboat Key FL 34228

support@taxdetective.com
Contact person: Paul Euler

Verification: I, the undersigned, as agent for this property, state that the information contained herein and on any attachments constitute true and complete statements concerning the described property.



Signature of Agent

Presentation

The two subject parcels:
R0329638 12365 Dumont Way Littleton. $1,837,500, $245.00/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $49,027. Industrial bldg. 7500sf. Estimated taxes 2024: $38,654.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$1,837,500, $245.00	97574, $829,379, $8.50	7500, $1,008,121, $134.42

R0329637 12325 Dumont Way Littleton. $810,127, $8.50/sf. Value/sf seems like an arbitrary figure. Estimated taxes 2025: $21,615. Land. 95309sf. Estimated taxes 2024: $21,303.
Valuation:

Total	Land sf, value/sf	Bldg
$810,127	95309, $8.50	none

Request that the valuations of these two parcels be 'heard together'.
Rationale for this request: They are both owned by the same owner, Dumont Park LLC. The two parcels have always been used by one entity. The current owner purchased both properties from the developer in 1995 for his own use. He operated a company on both parcels until around 2015. At that time, he leased both parcels to another company for approximately six years. Around 2023, he leased both parcels to another company who continues to operate there.

Analysis:
The current owner purchased the improved parcel for $420,500 in December 1995. The Assessor's original valuation for cy2025 is $1,837,500, an increase of 436%. Since 2018, the valuation has increased by 213%; since 2024, it has increased by 22.5%.

Comparable sales in Highlands Ranch, are difficult to find.
1. R0329635 12255 Dumont Way Valuation: $1,545,095, $323.38/sf.
1985 Sold:4/20/2022 $3,000,000, $627.88/sf
3 bldgs sf = 3344 (service garage) + 1184 (equipment storage) + 250 (equipment storage) = 4778sf
Land: 241690sf
Impr value: $238,295, $49.87/sf
Land value: $1,306,800, $5.41/sf.

2. R0329640 12455 Dumont Way Valuation: $3,562,501, $190.00/sf.
1984sf Sold: 12/9/2024 $3,491,379, $186.21/sf
18750sf (storage warehouse).
Land: 110991sf
Impr value: $2,619,077, $139.68/sf
Land value: $943,424, $8.50/sf.

3. R0329687 12249 Mead Way Valuation: $3,538,296, $211.15/sf.
2000 Sold: 12/6/1996. $650,000 not listed by Asr, not arms-length.

Please note that none of these sales occurred within the relevant time period of July 1, 2022 to June 30, 2024.

One current listing was found:
For sale: 12395 N Mead Way 12738sf Listing sale price: $2,450,000, $192.34/sf. Land: 25265sf.
Valuation:

Total, Total/sf	Land sf, value, value/sf	Bldg sf, value, value/sf
$2,082,010, $163.45	25265sf, $250,910, $9.93	12738sf, $1,831,100, $143.75

Contact info: https://www.loopnet.com/Listing/12395-N-Mead-Way-Littleton-CO/32615805/

It is significant to note that at no time has the land parcel, R0329637, ever been used separately from the 'parent' parcel, R0329638. Because of this, it seems fairer that the County Assessor consider the land parcel as more of a 'child' parcel to the 'parent; thereby assigning a lower current valuation.

Recommended valuations:
R0329638: $1,425,000, $190.00/sf.

R0329637: $405,063, $4.25/sf.

Thank you for your consideration.

DCASSESSOR

JAN 15 2026 RCD

PO Box 89643
Tucson, AZ 85752-9643
support@TaxDetective.com

January 10, 2026

Toby Damisch, Assessor
Douglas County
301 Wilcox St
Castle Rock, CO 80104

Dear Mr Damisch,

Please accept this submittal of two Petitions For Abatement Or Refund Of Taxes for calendar year 2025 payable in calendar year 2026, and calendar year 2026 payable in calendar year 2027.

If you have any questions or need further information, please let me know.
Thank you for your service.

Respectfully,

Paul Euler

2026000037-2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date: _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 15 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 1/10/2026
Month Day Year

Petitioner Name: Dumont Park LLC

Petitioner's Mailing Address: 761 Norton St

Longboat Key | FL | 34228
City or Town | State | Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0329638	12365 Dumont Wy Littleton

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year __2025___ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Please See Attached.

Petitioner's estimate of value: **$1,425,000** (Value) **(2025)** (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Petitioner's Signature

Paul Euler
Digitally signed by Paul Euler
DN: cn=Paul Euler, o=TaxDetective LLC, ou, email=support@taxdetective.com, c=US
Date: 2026.01.09 18:41:38 -07'00'

Daytime Phone Number (____)

Email _____

By _____
Agent's Signature*

Daytime Phone Number (520) 912-6415

Printed Name: Paul Euler

Email support@taxdetective.com

*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114 5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual	Assessed	Tax
Original			
Corrected			
Abate/Refund			

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** See transmittal

Julie Engratta
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600037

Abatement #	202600037	**Staff Appraiser**	MGS
Tax Year	2025	**Review Appraiser**	SJH
Date Received	1/15/2026	**Recommendation**	Deny
Petitioner	DUMONT PARK LLC	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent	TAX DETECTIVE LLC		
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,425,000	**Assessor Final Review Value**	$1,837,500

The subject property is a 7,500 square foot, single tenant industrial property constructed in 1997. Documentation provided by the petitioner's agent did not support any valuation adjustment. Some actual income and expense information was provided, but only limited details regarding occupancy and tenant lease terms. The provided income and expense data supports the assessor's value. An email was sent on 1/22/2026 requesting this information for the study period, but has not yet been received. For the 2025 tax year, the property was valued using the sales comparison approach. The valuation market model (I75) selected for the subject is supported by comparable sales within the study period, indicating a value of $245 per square foot. Based on this analysis, denial of the appeal is recommended.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	5.3293%	$11,933.90
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	5.3293%	$14,505.82
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$26,439.72**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	5.3293%	$11,933.90
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	5.3293%	$14,505.82
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$26,439.72**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329638	$1,837,500	$496,120	$26,439.72	$1,837,500	$496,120	$26,439.72	$0.00
Totals	**$1,837,500**	**$496,120**	**$26,439.72**	**$1,837,500**	**$496,120**	**$26,439.72**	**$0.00**

Transmittal Sheet for Abatement #: 202600037

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	4.5528%	$10,195.09
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	4.5528%	$12,392.27
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$22,587.36**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0329638	2135	3702	$829,379	$0	$829,379	27.000%	$223,930	4.5528%	$10,195.09
	2235	3702	$1,008,121	$0	$1,008,121	27.000%	$272,190	4.5528%	$12,392.27
	Account Total:		**$1,837,500**	**$0**	**$1,837,500**		**$496,120**		**$22,587.36**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0329638	$1,837,500	$496,120	$22,587.36	$1,837,500	$496,120	$22,587.36	$0.00
Totals	**$1,837,500**	**$496,120**	**$22,587.36**	**$1,837,500**	**$496,120**	**$22,587.36**	**$0.00**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$26,439.72	$26,439.72	$0.00	$22,587.36	$22,587.36	$0.00	**$0.00**

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

For submission to

The
Douglas County Board of County Commissioners

Abatement Filing(s)

#202600037

Petitioner
DUMONT PARK LLC

ACTUAL VALUE DATA SUMMARY

Of

12365 DUMONT WAY
LITTLETON, CO 80125

Account Number: R0329638

Assessment Date(s): January 1, 2025

Prepared by
Douglas County Assessor Office

DOUGLAS COUNTY
COLORADO

Office of the Assessor
TOBY DAMISCH, ASSESSOR

Douglas County Board of County Commissioners
100 Third Street
Castle Rock, Colorado 80104

Honorable Board Members:

In response to the abatement filing, the following actual value data summary has been prepared for ad valorem purposes regarding the subject property. The actual value as considered in this summary is applicable for the 2025 tax year and is developed from the level of value for the period of one and one-half years immediately prior to June 30, 2024 as required by Colorado Revised Statues §39-1-104(10.2)(a)(d). Except that if sufficient data was not available in the one and one-half year period, the period of five years immediately prior to June 30, 2024 was utilized to determine level of value as further required by 39-1-104(10.2)(a)(d), C.R.S.

The purpose of this actual value data summary is to demonstrate how the "actual value" (market value) was developed for the subject property considering its physical state and condition as of the first of January, for the tax year(s) considered in the filing, based on the June 30, 2024, level of value (base period) for the determination of property taxes. For purposes of this summary the term "actual value" is considered synonymous with the term "market value". The intended user of the summary is the Douglas County Board of Equalization. The purpose of this actual value data summary is to provide documentation of the Assessor's office actual value for the subject property and the basis of the recommendation to the Board of Equalization for the resolution of the appeal filed regarding the subject property. This summary has been prepared only for ad valorem purposes and the intended users, and should not be relied upon by a third party for any other purpose.

For the ad valorem purposes of this actual value data summary, market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the computer assisted mass appraisal (CAMA) system to the subject property characteristics, and is intended only for the use of the Douglas County Board of County Commissioners, and should not be relied upon by a third party for any purpose other than the intended ad valorem purposes. The assessor's office maintains a separate file that contains additional information and data regarding the subject property.

The actual value for the subject property for the current reassessment cycle tax years is based upon the data, presented in this summary.

Office of the Assessor
Douglas County

Actual Value Data Summary

This actual value data summary is not an appraisal report. This actual value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes.

Subject Property Identification and Description

A copy of the Assessor's Office property profile for the subject property may be found in the *Exhibits and Addendum* section of this summary. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and the actual and assessed values as of the effective date of the appraisal. There are photographs and sketches of the subject property improvements included when available from the CAMA system database. The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

Intended Users of the Summary

The intended user of this summary is the Douglas County Board of County Commissioners. Other intended users of the summary include staff of the Douglas County Attorney, petitioner(s) initiating the Petition for Abatement or Refund of Taxes for the property that is the subject of this summary, and agent(s) as duly authorized by the petitioner. This summary has been prepared only for ad valorem purposes for use by the client and intended users and should not be relied upon by a third party for any other purpose.

Intended Use of Summary

The intended use of the summary is to demonstrate the development of the actual value assigned to the subject property and to further provide support for the Douglas County Assessor's Office recommendation regarding the subject property's actual value for presentation to the Douglas County Board of County Commissioners. This summary has been prepared for use as supportive documentation in an abatement petition hearing conducted by the Douglas County Board of County Commissioners.

Purpose of Summary

The purpose of this summary is to demonstrate the development of the “actual value” (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to the level of assessment date. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations. For purposes of this summary, the term “actual value” is considered synonymous with the term “market value”.

Definition of Value

For the purpose of the summary, market value is defined as quoted:

> “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and both acting in what they consider their own best interest;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”
>
> Property Assessment Valuation, International Association of Assessing Officers, Third Edition, IAAO, Kansas City, Missouri. Copyright 2010.

Property Rights Considered

Only a fee simple interest is considered for the subject property as required by Colorado Revised Statues §39-1-106, and the Assessor’s Reference Library Volume 3, Chapter 7, Pages 13-16. Further, in BAA and Regis Jesuit Holding, Inc v. City and County of Denver, et al, 848 P.2d 355 (Colo. 1993) the court cited CRS §39-1-106, and defined this as “*a rule of property taxation which requires that all estates in a unit of real property be assessed together.*”

Effective Date of the Actual Value

The effective date of the actual value assignment is the statutorily required *level of value* date of June 30, 2024, utilizing base period data from the time period of 2023 and the first six months of 2024. The subject property characteristics are considered, as they existed on the date of assessment of January 1, 2025. Therefore, the subject is assigned a retrospective actual or market value as of June 30, 2024 for the property characteristics that existed on January 1, 2025.

Market conditions as of the assessment date may differ from the effective level of value date. Only market data and conditions from the applicable base period have been considered. However, comparable sales and leases transacted prior to the base study period may have as well been considered as provided for by Colorado Revised Statues §39-1-104 (10.2)(d).

Scope of Data Collection and Verification Methods

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires, and Income, Expense, and Vacancy Questionnaires. Further, income, vacancy, and expense data was gathered from real estate publications and data services, area Realtors and appraisers, and property owners.

Data considered in the modeling process includes the land economic area assigned unit value, replacement costs, depreciation estimates, comparable improved sales, comparable rents and operating expense information, and capitalization rates. This data was gathered from the subject area, metropolitan area, annual reports, regional and national services. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

The three traditionally recognized approaches to value, cost, sales comparison, and income capitalization, were considered in the mass appraisal process and applied to the characteristics of each property within an assigned property classification when sufficient data were available to develop a mass appraisal model for the specific valuation approach.

Cost approach model data is generated by the Assessor's CAMA system based on tables built from the Marshall Valuation Service at the date of the level of value study period for the applicable reassessment cycle tax years.

Sales comparison approach model data is based on sales of properties from the applicable level of value study period. The sales have been confirmed and verified and then classified and further stratified on the basis of the actual current use of the properties at the time of sale for application in the modeling process.

Income approach model data is based on market indicated leases of properties from the applicable level of value study period. This data is collected from the market and analyzed to produce model coefficients that represent typical market rental rates, vacancies and expenses for application in the income approach modeling process. Capitalization rate data applicable to the level of value study period is collected from rates as indicated by the sale of leased property, real estate publications, data

services, and the study of economic indicators that typically impact market driven capitalization rates. Capitalization rates as applied to gross income or modified gross income analysis may include an effective tax rate loaded on the base capitalization rate to allow consideration of the potential tax liability.

The Assessor's office has considered the best information available in the form of land sales and costs to construct improvements, sales data of comparable properties in the immediate competitive market area and lease data that provide typical market indications in the modeling process.

An exterior inspection of the subject property was made on the date as shown in photos included with the profile and on other occasions.

The characteristics of the subject property and any comparable properties improvements demonstrated in this summary are based on the data as recorded in the Assessor's records and are believed to be correct. Should any property characteristics or other data be determined to be other than that as considered and relied upon, the Assessor's office reserves reconsideration of the subject property's actual value.

Jurisdictional Exceptions

The Colorado Constitution Article X, Section 20(8)(c), requires only the market approach be applied when valuing residential properties. Further Colorado Revised Statues §39-1-103(5)(a) states, "…*The actual value of residential real property shall be determined solely by consideration of the market approach to appraisal*".

Colorado Revised Statues §39-1-103 requires that property be classified and valued according to its current use, which may be different than its Highest and Best Use. Therefore, the actual current use as of the date of assessment is considered to determine the value of the subject property.

Colorado Revised Statues §39-1-104 (10.2)(a) and (d) mandate a specific data collection period, usually consisting of 18 months, and referred to as the "Base Period". This report uses data from that period in the analysis and conclusions as required by Colorado law.

Extraordinary Assumptions and Hypothetical Conditions

Typically the real property appraisals conducted by the Assessors Office do not require consideration of extraordinary assumptions or hypothetical conditions regarding the subject property that would affect the analyses, opinions, and conclusions.

Real property, where access has been limited, restricted or denied to the Assessors Office may have been estimated for its physical characteristics on the basis of the best information available to and obtainable by the assessor.

Actual current use as of the date of assessment has been considered for the subject property as required by Colorado Revised Statues §39-1-103 and may be different than the Highest and Best Use or uses permitted by zoning.

The subject property has been analyzed for its actual use and property characteristics that existed on the date of assessment, and the actual value has been determined at the retrospective level of value study period.

Zoning

Zoning typically impacts property value as it can restrict or enhance the legally allowable use and development of a property. However, Colorado Revised Statues §39-1-103 requires that the actual use of the subject property, as of the date of assessment, be considered in determining the actual value. Therefore, analysis of the subject property based on the actual use may differ from other possible use(s) allowable under applicable zoning that could potentially influence market value.

Property Tax Data

The portion of the subject property classified as commercial real estate is assessed at 27.9% of the assessor's actual value indication. The actual and assessed values are included with the property profile identification and description of the subject property.

History of Subject Property

Data regarding the subject property current use, year built, year remodeled if applicable, and indicated effective age are included with the property profile identification and description of the subject property. If the subject property is leased and the Assessor's Office has access to the rental or lease agreement that data will be considered in the income capitalization analysis of this report.

Sales History

Recorded conveyances indicating sale or transfer of ownership of the subject prior to the effective date of the appraisal are included in the sales summary section of the property profile identification and description of the subject property and are analyzed when appropriate.

Land Data Description

The subject property land data is included with the *Land Valuation Summary* section of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the site is considered to be of sufficient size and utility to support the current use of the property.

Improvement Data Description

The subject property improvement data included in this summary is as listed in the *Individual Built As Detail* and *Building Details* sections of the property profile identification and description of the subject property. Unless otherwise noted here or in other sections of this summary, the described building details and site improvements are considered to be of sufficient utility to allow the current use of the property.

Highest and Best Use

"The reasonably probable use of property that results in the highest value." -The Appraisal of Real Estate, 14th Edition, Appraisal Institute, 2013 page 332.

The Colorado Supreme Court in Board of Assessment Appeals, et al, v. Colorado Arlberg Club 762 P.2d 146 (Colo. 1988) stated "*reasonable future use is considered because it is relevant to the property's present market value*", and "*our statute does not preclude consideration of future uses."*

The court further quoted the American Appraisal Institute of Real Estate Appraisers referencing The Appraisal of Real Estate 33, 1983, 8th Edition, "*In the market, the current value of a property is not based on historical prices or cost of creation; it is based on what market participants perceive to be the future benefits of acquisition.*" And further "*Accordingly, a property's "highest and best use," which is "[t]he use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, that results in highest land value," is a "crucial determinant of value in the market*."

The court then concluded that "*reasonable future use is relevant to a property's current market value for tax assessment purposes*."

Highest and best use analysis for ad valorem purposes includes consideration the reasonable future use and most profitable use of a property subject to the influence of competitive market forces applicable to the location of the property as of the date of appraisal.

Analysis of the highest and best use of a property typically employs four criteria to test alternative uses of a property in the determination of the most profitable use. The four criteria considered are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

Further, the highest and best use of the property is analyzed as of the date of appraisal from two perspectives; as though vacant and ready for development, and as improved with existing improvements.

The subject property current actual use as of the property tax assessment date was as described in the property profile identification and description section of this summary. While the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

Highest and Best Use as Vacant

The highest and best use of the subject site as vacant would be development that is consistent with the use and development of the surrounding neighborhood. Considering the four criteria of highest and best use, the size, shape, topography, access, utility and zoning all appear to support the use of the site for development as a commercial industrial property.

Highest and Best Use as Improved

Based on analysis of the legally permissible, physically possible, and financially feasible uses of the property, the current commercial industrial property use is considered to be maximally productive, and the highest and best use of the subject property as improved.

SALES COMPARISON APPROACH

The following improved sales, considered for their actual use in the model development, are properties that sold in or immediately prior to the applicable base study period. The sales provide an indication of the range of value and bracket the per unit coefficient value as applied in the sales comparison modeling process.

	ACCOUNT	ADDRESS	ADJ. SALE $	SALE DATE	YOC	SQ FT	PSF
1	R0220599	3100 N COMMERCE CT, CASTLE ROCK	$2,170,000	06/04/24	1985	6,080	$356.91
2	R0082579	1375 CAPRICE DR, CASTLE ROCK	$1,531,658	05/31/24	1984	6,000	$255.28
3	ARAPAHOE	3667 S HURON ST, ENGLEWOOD	$1,986,000	10/03/23	1998	9,770	$203.28
4	ARAPAHOE	1935 W HAMILTON PL, ENGLEWOOD	$1,025,000	05/19/23	1958	3,610	$283.93
5	ARAPAHOE	2947 S FOX ST, ENGLEWOOD	$800,000	05/18/23	1984	2,400	$333.33
6	ARAPAHOE	1530 W TUFTS AVE, ENGLEWOOD	$1,006,000	03/20/23	1999	5,030	$200.00
7	ARAPAHOE	3448 S IRVING ST, ENGLEWOOD	$1,860,000	12/19/22	1999	9,640	$192.95
8	R0058149	2911 HIGHWAY 85, CASTLE ROCK	$1,850,000	06/01/22	1976	6,312	$293.09
9	R0000220	7623 N LAVAUN DR, LOUVIERS	$2,400,000	10/18/21	1980	10,281	$233.44
10	R0605325	12364 MEAD WAY, LITTLETON	$840,000	12/17/20	1983	4,000	$210.00

The table below illustrates the indicated market value calculation detail showing the market model coefficient applied to the subject property characteristics.

Market Calculation Detail

Neighborhood	I75		
Occupancy Code	406	Name	STORAGE WAREHOUSE

Name	Units	Val Per	Value
SF	7,500	$245	$1,837,500

INCOME CAPITALIZATION APPROACH

Applicable overall capitalization rates as applied in the modeled income capitalization approach have been derived by analysis of sales of properties with leases in place at the time of sale, consideration of typical mortgage and equity return requirements, and review of the Lowery Property Advisors *Real Estate Investment Survey*, Summer 2024.

When an actual vacancy rate and expense data are not provided or are found to be insufficient the modeled rates derived from analysis of leased properties and review of data available from CoStar and real property brokerage reporting services are applied.

The worksheet on the following page provides the application of the income capitalization approach coefficients to the characteristics of the subject property in a direct income capitalization analysis.

INDUSTRIAL - STORAGE WAREHOUSE			
12365 DUMONT WAY			
LITTLETON			
Account #R0329638			
Total Building Size (NLA)	7,500	SF	
	Date of Value		
	6/30/2024		
INCOME	Amount	$/SF	
Rental Income	$127,500	$ 17.00	
Reimbursements - CAM	$0	$ -	
Other Income	$0	$ -	
TOTAL INCOME	$127,500	$ 17.00	
Less: Market Vacancy	$6,375	$ 0.85	5.0%
EFFECTIVE GROSS INCOME	$121,125	$ 16.15	
EXPENSES		$/Sq Ft	
Insurance	$0	$ -	0.0%
Management	$0	$ -	0.0%
HOA Dues	$0	$ -	0.0%
Repairs & Maintenance	$0	$ -	0.0%
Utilities	$0	$ -	0.0%
Real Estate Taxes	$0	$ -	0.0%
Admin; Legal; Accounting	$0	$ -	0.0%
Or: Overall Expense %	$6,056	$ 0.81	5.0%
TOTAL EXPENSES	$6,056	$ 0.81	5.0%
NET OPERATING INCOME	$115,069	$ 15.34	/Sq Ft
Overall Cap Rate	6.25%		
STABILIZED VALUE	$1,841,100	$ 245.48	
Rounded	$1,840,000	$ 245.33	

Summary of Data

The approaches to value where models have been developed and considered for the assignment of actual value for the subject property indicate the following value(s):

Sales Comparison Approach	**$1,837,500**
Income Capitalization Approach	**$1,840,000**

The subject property is considered for its actual use as of the date of assessment. The improvements located on the subject parcel appears to function well for the intended purpose.

The cost approach is typically most reliable when appraising newly constructed properties where there is little or no depreciation, and with properties where the land component is a substantial portion of the total actual value. The cost approach can also provide an indication of value for unique properties where there is insufficient data to provide a reliable indication of value by the sales comparison or income capitalization approaches. Typically the cost approach is given the least weight with older properties where attempting to estimate an appropriate amount of accrued deprecation may result in an unreliable indication of value, and therefore, this approach may not be given any consideration in the final actual value estimate.

The sales comparison approach model is generally considered to be a good indicator of actual value when there is sufficient sales data available to extract a well supported coefficient for application to the inventory of similar properties. When consequential data is available, the sales comparison approach model is the most likely to provide the best indication of market value of the three approaches to value as it is based on what similar properties have sold for in the market place.

The income capitalization approach model is most generally applicable to actual income-producing properties. This approach synthesizes the dynamics of the rental market by applying market extracted coefficients for economic rental rates, vacancy, expenses and capitalization rates to individual property characteristics. Application of this approach allows analysis as would be typically applied by investors in the market place considering the income stream production capability of a property and how it competes with other investment opportunities available.

The approaches have been developed for modeling purposes when sufficient data to provide reliable indications of value for the subject property were available. The market/sales comparison approach model has been selected as the most reliable indication of actual value for the subject property with support as indicated above from the income capitalization approach model.

The actual value assigned to the subject property based on the modeling process as developed from the level of value for the current assessment cycle is **$1,837,000** allocated as follows:

Improvements	**$**	**1,008,121**
Land	**$**	**829,379**
Total	**$**	**1,837,500**

Subject Location Map



SUBJECT AERIAL MAP



SUBJECT PROPERTY BUILDING PHOTOGRAPHS

SUBJECT: EXTERIOR OF BUILDING





Subject Property Profile

The following pages contain a copy of the Assessor's Office property profile for the subject property. This profile contains the current record of the subject property owner, property address and or legal description, sales summary, land area, building and site improvement characteristic data as of the date of assessment, and as applied to indicate the actual and assessed values assigned the subject property.

There are photographs and sketches of the subject property improvements included when available in the CAMA system database. The sketch, if included, is intended to familiarize the user(s) of this summary with the dimensional proportions of the subject property improvements. The area of the subject property building improvement has been calculated from exterior measurements rounded to the nearest half foot as listed on the sketch.

The profile data is intended to provide identification and description of the subject property characteristics relevant to the purpose and intended use of this summary.

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638 **Local #:** 1,8 **Parcel #:** 222907002020

Tax Year:	2025	**Levy:**	53.293000	**# of Imps:**	1	**Created On:**	09/01/1996
Tax Dist:	3702	**Map #:**		**LEA:**	25701	**Active On:**	02/10/2023
PUC:		**Initials:**		**Acct Type:**	Commercial	**Inactive On:**	
Assign To:	MGS					**Last Updated:**	

Owner's Name and Address

DUMONT PARK LLC
761 NORTON ST
LONGBOAT KEY, FL 34228-1447

Property Address

12365 DUMONT WAY, LITTLETON

Business Name

BLACK GOLD ASPHALT

Sales Summary

Sale Date	Sale Price	Deed Type	Reception #	Book	Page #	Grantor
07/25/2012	$0	Special Warranty Deed	2012053894			EDWARD C EUCKER
12/20/1995	$420,500	Warranty Deed	9561197	1308	773	MISSION VIEJO CO

Legal

LOT 5 PARK 85 - 2.240 AM/L

Section	Township	Range	Qtr	QtrQtr	Government Lot	Government Tract
7	6	68	SE			

Subdivision Information

Sub Name	Block	Lot	Tract
PARK 85	0	5	

Land Valuation Summary

Land Type	Abst Cd	Value By	Net SF	Measure	# of Units	Value/Unit	Actual Val	Asmt %	Assessed Val
Commercial	2135	Market	97,574	Square Feet	97,574.000000	$8.50	$829,379	27.00%	$223,932
Class				**Sub Class**					
Land Subtotal:					**2.24**		**$829,379**		**$223,932**

Land Attributes

Attribute	Description	Adjustment
C-PWL	C-Powerline Tower	-0.150000

Improvement Valuation Summary

Imp #	Property Type	Abst Code	Occupancy	Class	Actual Value	Asmt %	Assessed Val*
1.00	Commercial	2235	Storage Warehouse	Wood Frame	$1,008,121	27.00%	$272,193
Improvement Subtotal:					**$1,008,121**		**$272,193**

Total Property Value

Total Value:	**$1,837,500**	**$496,120**

*Approximate Assessed Value

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638 **Local #:** 1,8 **Parcel #:** 222907002020

Imp #: 1
Property Type: Commercial
Quality: Low
Condition: Good
Perimeter: 350
% Complete: 100.00%

Nbhd: I75
Nbhd Ext: 00
Nbhd Adj: 1.0000

Landscaping $: 0.00

Occupancy Summary

Occupancy: Storage Warehouse **Occ %:** 100%

Built As Summary

Built As:	Storage Warehouse	**Year Built:**	1997
Construction Type:	Wood Frame	**Year Remodeled:**	0
HVAC:	Space Heater		
Interior Finish:		**% Remodeled:**	0.0000
Roof Cover:		**Adj Year Blt:**	1997
Built As SF:	7500	**Effective Age:**	
# of Baths:	0.00		
# of Bdrms:	0.00		
# of Stories:	1.00		
Story Height:	20		
Sprinkler SF:	0	**Diameter:**	0
Capacity:	0	**Height:**	0

Improvement Summary

Improvement 1	Units	Units Price	RCN	Actual Value
Add On				
Com Asphalt Average	5000.0000	$5.49	$27,450.00	$12,380.00
Com Concrete Slab Average	9000.0000	$9.42	$84,780.00	$38,236.00
Mezzanine				
Office	1276.0000	$71.95	$91,808.20	$91,808.00

Improvements Value Summary

IMPNO: 1

RCN Cost/SF:	$74.52	**Design Adj:**	0.0000	**Func Obs %:**	0.0000
Total RCN:	$558,863.00	**Exterior Adj:**	0.0000	**Econ Obs %:**	0.0000
Phys Depr %	0.5490	**Interior Adj:**	0.0000	**Other Obs %:**	0.0000

DOUGLAS COUNTY ASSESSOR
PROPERTY PROFILE

Account #: R0329638		**Local #:** 1,8		**Parcel #:** 222907002020	
Phys Depr $:	$306,816.00	**Amateur Adj:**	0.0000		
RCNLD $:	$252,047.00	**RCNLD Cost/$:**	$33.61	**Market/SF:**	$134.42

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Walter Raynor Agent:

Parcel No.: R0356077 Abatement Number: 202600064 & 202600065

Assessor's Original Value: $1,491,925 (2024) $1,581,550 (2025)

Hearing Date: April 15, 2026 Hearing Time: 10:00 a.m.

1. The Douglas County Assessor was represented at the hearing by: Dixie Kozinski

2. The Petitioner was:
   a. ☐ present
   b. ☒ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $1,491,925 (2024 no change) $1,420,000 (2025 Stipulation)

Petitioner's Requested Value: $1,250,000 (2024) $1,250,000 (2025)

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner voluntarily withdrew the 2024 petition prior to the hearing and stipulated with the assessor to a value of $1,420,000 for 2025.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☐data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☒other: The assessor stated that the petitioner voluntarily withdrew this petition prior to the hearing.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: (1212) Single family residence

Total Actual Value: $1,491,925 (2024 withdrawn) $1,420,000 (2025 stipulation)

Reasons are as follows: Petitioner withdrew the 2024 petition prior to hearing and agreed to a stipulated value with the assessor of $1,420,000 for 2025.

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600064 & 202600065

DCASSESSOR
FEB 10 2026 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: _____

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only. 202600064-2024
202600065-2025

Date: 02 - 10 - 2026
Month Day Year

Petitioner's Name: Walter V. Raynor

Petitioner's Mailing Address: 552 Remington Place

Castle Rock Co. 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0356077	552 Remington place

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024-25 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: $1,250,000 (2024)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Walter V Raynor
Petitioner's Signature

Daytime Phone Number (303) 619-7037

Email WVMARS52@comcast.NET

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Printed Name: _____

Email _____

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision. § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Value Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ Protest? ☐ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

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File No. 10296459
Case No. 053-1748112

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 552 Remington Pl S | City Castle Rock | State CO | Zip Code 80108
Borrower Walter V Raynor & Mary Ann Raynor | Owner of Public Record Walter V & Mary Ann Raynor Revocable Trust | County Douglas
Legal Description LOT 552 CASTLE PINES FOREST GREEN 3 0.52 AM/L
Assessor's Parcel # 2351-150-08-021 | Tax Year 2024 | R.E. Taxes $ 11,786
Neighborhood Name Forest Green | Map Reference 30460 | Census Tract 0141.23
Occupant [X] Owner [ ] Tenant [ ] Vacant | Special Assessments $ 0 [X] PUD | HOA $ 400 [ ] per year [X] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) FHA Reverse
Lender/Client Paramount Residential Mortgage Group | Address 1265 Corona Point Ct, Corona, CA 92879
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [ ] Yes [X] No
Report data source(s) used, offerings price(s), and date(s). Per owner and mls.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ | Date of Contract | Is the property seller the owner of public record? [ ] Yes [ ] No | Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	70 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)	(yrs)	2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	795 Low	2	Multi-Family	0 %
Neighborhood Boundaries	North: E Happy Canyon Rd, West: E Happy Canyon Rd/Hwy 85, East: I-25,							6,500 High	50	Commercial	10 %
South: Hwy 85/Castle Rock Pkwy.								1,418 Pred.	20	Other vac/pk	20 %

Neighborhood Description The Neighborhood is located on the fringe of the downtown/employment center of Castle Rock in Douglas county. Coastle Rock is a suburb in the S region of the Denver metro. The neighborhood consists primarily of single unit dwellings, a portion of a golf course, Canyon Club Pool and Rec Center, and some commercial. Shopping, police and fire protection are adequate.
Market Conditions (including support for the above conclusions) The appraiser's analysis of the market shows that values have stabilized since Summer 2022 due to rising interest rates. Supply and demand are roughly in balance although turnover remains slow due to higher interest rates. Seller closing cost and interest rate buy down concessions, up to 5%, are typical in this market at this time. Marketing time is estimated to be less than 60 days.

SITE

Dimensions See Tax Assessors Map | Area 22651 sf | Shape Irregular | View B;Res;Woods
Specific Zoning Classification PD | Zoning Description Planned Development
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)	Utilities	Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Asphalt	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No | FEMA Flood Zone X | FEMA Map # 08035C0167G | FEMA Map Date 03/16/2016
Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

General Description		Foundation		Exterior Description materials/condition		Interior materials/condition	
Units	[X] One [ ] One with Accessory Unit	[ ] Concrete Slab	[X] Crawl Space	Foundation Walls	Concrete/Avg	Floors	Hdwd,Car/Avg
# of Stories	2	[ ] Full Basement	[X] Partial Basement	Exterior Walls	Stucco/Avg	Walls	Drywall/Avg
Type	[X] Det. [ ] Att. [ ] S-Det./End Unit	Basement Area	1,878 sq. ft.	Roof Surface	ClayShingle/Avg	Trim/Finish	Bs,Cr/Avg
[X] Existing	[ ] Proposed [ ] Under Const.	Basement Finish	50 %	Gutters & Downspouts	Yes/Avg	Bath Floor	Hdwd/Avg
Design (Style)	Custom	[X] Outside Entry/Exit	[ ] Sump Pump	Window Type	Dh/Avg	Bath Wainscot	Tile,Vin/Avg
Year Built	1994	Evidence of [ ]	Infestation	Storm Sash/Insulated	Yes/Avg	Car Storage	[ ] None
Effective Age (Yrs)	20	[ ] Dampness	[ ] Settlement	Screens	Yes/Avg	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA	[ ] HWBB [ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface	Concrete
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Gas	[X] Fireplace(s) #	2 [ ] Fence None	[X] Garage	# of Cars 3
[ ] Floor	[X] Scuttle	Cooling [X]	Central Air Conditioning	[X] Patio/Deck	Both [X] Porch Covered	[ ] Carport	# of Cars 0
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[ ] Pool	None [ ] Other None	[X] Att.	[ ] Det. [ ] Built-in

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [ ] Washer/Dryer [ ] Other (describe)
Finished area **above** grade contains: 10 Rooms 5 Bedrooms 4.1 Bath(s) 4,082 Square Feet of Gross Living Area Above Grade
Additional features (special energy efficient items, etc.) See supplemental addendum above cost approach for additional comments and disclosures.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;No major repair needs were noted. Physical depreciation is due to normal wear and tear. The utilities were on and working at the time of inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe

File No. 10296459
Case No. 053-1748112

Uniform Residential Appraisal Report

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 1,300,000 to $ 1,400,000 .

There are 4 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 1,200,000 to $ 1,750,000 .

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	552 Remington Pl S Castle Rock, CO 80108	4511 Silver Cliff Ct Castle Rock, CO 80108		476 Silbrico Way Castle Rock, CO 80108		386 Castle Pines Dr S Castle Rock, CO 80108	
Proximity to Subject		0.46 miles SW		0.36 miles S		0.14 miles W	
Sale Price	$	$ 1,050,000		$ 1,425,000		$ 1,750,000	
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 366.88 sq. ft.		$ 392.13 sq. ft.		$ 401.93 sq. ft.	
Data Source(s)		MLS#8626649;DOM 184		MLS#4134818;DOM 8		MLS#7894375;DOM 172	
Verification Source(s)		County Clerk, PVA		County Clerk, PVA		County Clerk, PVA	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0	0	Conv;2500	-2,500	VA;0	
Date of Sale/Time		s05/24;c03/24	0	s02/24;c01/24	0	s06/23;c06/23	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	22651 sf	9,147 sf	+62,002	21,780 sf	0	41,643 sf	-87,199
View	B;Res;Woods	B;Res;Woods		B;Res;Woods		B;Res;Woods	
Design (Style)	DT2;Custom	DT2;Mountain	0	DT2;Custom		DT2;Spanish/Custom	-87,000
Quality of Construction	Q2	Q2		Q2		Q2	
Actual Age	30	29	0	33	0	38	0
Condition	C4	C4		C3	-142,000	C3	-175,000
Above Grade Room Count (Total / Bdrms / Baths)	10 / 5 / 4.1	9 / 3 / 2.1	+24,000	10 / 4 / 3.1	+12,000	10 / 4 / 4.1	0
Gross Living Area	4,082 sq. ft.	2,862 sq. ft.	+109,800	3,634 sq. ft.	+40,320	4,354 sq. ft.	-24,480
Basement & Finished	1878sf939sfwo	2164sf1169sfwo	-23,220	1921sf1652sfwo	-32,085	2599sf2599sfwu	-107,145
Rooms Below Grade	1rr0br0.0ba2o	1rr0br1.0ba1o	-12,000	1rr2br1.0ba1o	-12,000	1rr0br0.1ba2o	-6,000
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FA/CA	FA/CA		FA/CA		FA/CA	
Energy Efficient Items	Standard	Standard		Standard		Standard	
Garage/Carport	3ga2dw	2ga2dw	+18,000	3ga3dw	0	3ga3dw	0
Porch/Patio/Deck	Porch/Patio/Deck	Porch/Patio/Deck		Porch/Patio/2Deck	-12,000	Porch/Patio	+12,000
Fireplaces	2 Fireplaces	1 Fireplace	+8,000	4 Fireplaces	-16,000	4 Fireplaces	-16,000
Fencing	None	None		None		None	
Other Item	None	None		None		None	
Net Adjustment (Total)		[X] + [ ] -	$ 186,582	[ ] + [X] -	$ -164,265	[ ] + [X] -	$ -490,824
Adjusted Sale Price of Comparables		Net Adj: 18% Gross Adj : 24%	$ 1,236,582	Net Adj: -12% Gross Adj: 19%	$ 1,260,735	Net Adj: -28% Gross Adj: 29%	$ 1,259,176

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) PVA

My research [X] did [ ] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) PVA

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				06/23/2023
Price of Prior Sale/Transfer				$0
Data Source(s)	PVA	PVA	PVA	PVA
Effective Date of Data Source(s)	06/25/2024	06/25/2024	06/25/2024	06/25/2024

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property has/has not transfered in the past three years and the comparables 1-2 have not transfered in the past one year. Comp 3 prior transfer was off-market, non-arms-length.

Summary of Sales Comparison Approach The search parameters for the subject comps was all similar usable sales in the past 12 months and all similar usable listings in the subejct subdivision. That data revealed 4 sales and 2 listings. Although comp 3 is 6-12 months old these were the most recent comps available that best represent the market value for the appraised property. There is no date of sale adjustment for the comps as property values in this market are relatively stable. The range of adjusted sales price is from $1,236,582 to $1,260,735. In determining the final market value the most weight was placed on the upper end of the range because it has more support. A market value of $1,260,000 is concluded for the subject property. All adjustments are allocation by recognizing the difference in subject and comp properties and are market derived and a sensitivity analysis combined w/ discussions w/ local Realtors in conjunction w/ the appraiser's geographical competency.

Indicated Value by Sales Comparison Approach $ 1,260,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 1,260,000 **Cost Approach (if developed) $** 1,258,387 **Income Approach (if developed) $**

The sales comparison approach reflects the actions of buyers and sellers and is given the most weight. The cost approach is included at client request and provides support. The Income approach is not included because it was not reqiested by the client and not needed to produce credible assignment results.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 1,260,000 , as of 06/25/2024 , which is the date of inspection and the effective date of this appraisal.

File No. 10296459
Case No. 053-1748112

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

Intended Users: FHA, HUD, and the mortgagee are the intended users of the appraisal report. The FHA Appraiser does not gaurantee that the subject property is free from defects. The appraisal establishes the value of the property for mortgage insurance purposes only. The Intended Use of the appraisal is solely to assist FHA in assessing the risk of the property securing the FHA-insured Mortgage, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value.

HUD/FHA comments: The subject attic and crawl space were observed and appeared to conform to fha guidelines. The Subject property meets all HUD minimum property requirements outlined in Handbooks 4000.1, and all applicable mortgagee letters. The central air and all mechanical systems and appliances were operational. The hot water tank has a temperature and pressure-relief valve with piping to safely divert escaping steam or hot water. Utilities were on and working at time of inspection. There are no known deficencies. The subject meets all MPR and MPS requirements as per FHA 4000.1.

Exposure Time: Opinion of Reasonable Exposure Time: A reasonable exposure time for the subject property developed independently from the stated marketing time is 0-90 days. Comps 1 & 3 are excluded from this estimate as they appear to be outliers.

Other land use: Other land use is vacant/park. Having some percentage of land use as vacant/park is typical for developed areas in Colorado and has no negative impact on market value or marketability.

I have not performed any prior services on the subject property in the past 36 months.

The utilites were on and working at the time of inspection.

There are no negative external factors (busy road, railroad, junkyard, ect.) that affect the market value or marketability of the subject property.

The CO AMC registration number is AMC.200003373 and the fee is $400.

The subject was measured according to ANSI standards.

Summary of Sales Comparison Approach (cont.): There is no adjustment necessary for the difference in bedroom count as it is accounted for in the gla adjustment. Above grade bedroom count is not bracketed but overall bedroom count is bracketed but overall bedroom count is bracketed by comp 2 including the basement. Comp 1 is over 30% smaller site size than the subject property and is included because it was 1 of the best recent similar usable recent comps that best represent market value of the appraised property. Comp 3 is over 30% larger site size than the subject property and is included because it was 1 of the best recent similar usable recent comps that best represent market value of the appraised property. Comps 1 & 3 have high net and gross adjustments due to warranted site, GLA, basement, and condition adjustments and they are included because they were among the best comps available despite the need for large adjustments.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site value is based on typical lot-to-value property ratios. Typical ratios in this market range from .15 to .30 depending on size, location, topography and based on the factors a rate ratio of .20 is applied.

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Local Builder Costs

Quality rating from cost service Good Effective date of cost data 06/01/2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

Cost data is local builder costs. Depreciation is age/life method with an effective age of 20 years and a total economic life of 65 years.

OPINION OF SITE VALUE				=$	252,000
Dwelling	4,082	Sq. Ft. @ $	251.00	=$	1,024,582
Basement	1,878	Sq. Ft. @ $	179.00	=$	336,162
Applainces, Extras					28,000
Garage/Carport	824	Sq. Ft. @ $	46.00	=$	37,904
Total Estimate of Cost-new				=$	1,426,648
Less Physical	31	Functional 0	External 0		
Depreciation	442,261	0	0	=$ (	442,261)
Depreciated Cost of Improvements				=$	984,387
"As-is" Value of Site Improvements				=$	22,000
Indicated Value By Cost Approach				=$	1,258,387

Estimated Remaining Economic Life (HUD and VA only) 45 Years

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ X Gross Multiplier =$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [X] No Unit type(s) [X] Detached [ ] Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion.

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data source.

Are the units, common elements, and recreation facilities complete? [ ] Yes [ ] No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? [ ] Yes [ ] No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

The Appraisal is based upon visual observations of the accessible areas of the subject property, only. The Appraisal is not a Home Inspection and should not be relied on to disclose faults, defects, or property condition problems present at the subject property. The appraiser is not a home inspector. A formal home inspection report for the subject property was not provided to the appraiser. The appraiser does not guarantee or imply that the property is free from defects. A professional home inspection is recommended on all property purchase transactions.

Due to the limited extent of the appraiser's observation of the property, it is assumed that all major components of the subject, and comparable properties, are built to community standards typical of the era when the improvements were built or updated. We do not research building permits, well or sewage disposal information. We do not know if building permits were obtained or what building codes were in effect at the time of the improvement's construction or modification. No verification of building or land use permits is performed. We assume that all hidden components (including but not limited to framing, foundation, plumbing, electrical, insulation, HVAC systems) exist, were built to local standards and are in working order. Typically, crawl spaces and attics are not entered or viewed except in the case of FHA appraisals. It is assumed that there are not structural defects hidden by floor or wall coverings and that all mechanical equipment, appliances, electrical components, and roofing are functional. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraisal does not serve as a warranty on the complete condition of the property.

The subject HOA fee covers greenbelt maintenance, snow removal, and the manned entry/exit gate.

The subject is below the predominate neigbhorhood value because it is less recently remodeled than the predominate dwelling in the neighborhood. The subject is not an underimprovement and being under preomdinate value does not negatively affect marketability or market value.

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

The Scope of Work rule was introduced in 2006 and is an appraisal development concept that applies to all appraisals and appraisal reviews. Scope of Work must be prepared and confirmed with the client prior to completion of the assignment and is developed by the appraiser. The content of an appraisal report must state the scope of work used to develop the appraisal. The appraiser must determine the scope of work necessary to development and appraisal that is credible given its intended use. The scope of work for an appraisal is appropriate when it meets 2 tests.

1. What the actions would be of another appraiser who possesses competency to prepare the same appraisal report.

2. The expectations of parties who are regular intended users of appraisals under similar circumstances.

The scope of work for this assignment:

Client: The client is the individual, group, or entity that engages the appraiser in the assignment. The client for this assignment is the lender identified throughout the report by the lender/client. The lender/client in most cases uses an AMC to facilitate the process and if an AMC was used it will be identified on the signature page 6 of the URAR and if no AMC was involved it will read "No AMC".

Intended user: The party or parties who the appraiser intends will use the report. As we only perform appraisals for mortgages the intended user will be the lender client. There are additional intended users for FHA and USDA appraisals and those additional intended users are listed in the addendum for those appraisal types.

Type of value: The value is market value and it is preprinted on the URAR on page 4.

Effective date: The date to which an appraiser's analyses, opinions, and conclusions apply; also referred to as the date of value. The effective date for this appraisal is the date the property was inspected and is the effective date on the signature page 6 of the URAR and at the bottom of page 2 of the URAR.

Relevant characteristics: Features that may affect a property's value or marketability such as legal, economic, or physical characteristics. The relevant characteristics of the subject property are located on page 1 of the URAR.

Assignment conditions: Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulation, jurisdictional exceptions, and other conditions that affect the scope of work. The assignment conditions are located in the engagement letter that was accepted to start the appraisal process. It is an assumption that there are no hidden deficiencies and if there are deficiencies it could affect the final value opinion.

I did a personal site visit and interior/exterior appraisal inspection of the subject property to gather information about the physical characteristics of the subject improvements that are relevant to the valuation problem. I measured the subject improvements to calculate building areas. A sketch is included in the addendum. I obtained information about the subject property's zoning from the online zoning. A zoning change is not likely for this residential property.

I researched sales of similar properties that have occurred over the past year, trying to locate sales within the last 3-6 months if possible in the subject market area. The primary source used is the REColorado MLS; however, in rural areas I look at the PVA and Zillow. I used allocation to determine the site value for mature neighborhoods and researched data on comparable land sales using MLS, PVA, and my own records. The number of sales, pendings, and listings I identified in the subject neighborhood are listed at the top of page 2 in the URAR.

I developed the value opinion using the sales comparison approach, also known as the market approach and reflects the actions of market participants. In my opinion this was the only approach relevant to value the subject property and the cost and income approach were not needed. However, I have some clients that require the cost approach even though it is not relevant in my opinion and in that case refer to the comments on the cost approach for a complete explanation.

Significant appraisal assistance: Trainee Josiah Foss went with me to the inspection and assisted in completion of the report. He assisted in measuring, taking photos, entering the data into the form, assisted in analyzing market data, adjustments, the final reconciliation, and the cost and income approaches when applicable. He is in the beginning phases so he is now basically working as my assistant in all aspects of the process. Every property is inspected and every report is supervised by me, the certified appraiser signing the report.

Highest and Best Use:
The highest and best use of the land as though vacant: My conclusion would be to improve it with a single family dwelling based not only on the physical and legal characteristics of the subject site described within this report, but also on the supply and demand factors within the subject neighborhood for residential dwellings. This use is financially feasible and maximally productive.

The highest and best use of the property as improved: My conclusion is to continue the present use as developed, since physical factors such as its size, design, and condition as well as legal restrictions (e.g. zoning) limits the range of productive uses. Until such time that renovation, rehabilitation, demolition, or conversion is necessary, the present use is considered to be the most productive use resulting in the highest value consistent with market expectations. This use is financially feasible and maximally productive.

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

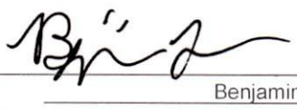
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Benjamin Foss
Company Name Rapid Appraisals Denver
Company Address 9840 Aftonwood St
Highlands Ranch, CO 80126
Telephone Number 3034780797
Email Address rapidappraisalsdenver@gmail.com
Date of Signature and Report 06/26/2024
Effective Date of Appraisal 06/25/2024
State Certification # CR.200003209
or State License #
or Other (describe) State #
State CO
Expiration Date of Certification or License 12/31/2024

ADDRESS OF PROPERTY APPRAISED
552 Remington Pl S
Castle Rock, CO 80108

APPRAISED VALUE OF SUBJECT PROPERTY $ 1,260,000

LENDER/CLIENT
Name Atlas VMS
Company Name Paramount Residential Mortgage Group
Company Address 1265 Corona Point Ct
Corona, CA 92879
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

APPRAISAL COMPLIANCE ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower/Client Walter V Raynor & Mary Ann Raynor
Address 552 Remington Pl S Unit No.
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2014 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

[X] Appraisal Report — This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

[ ] Restricted Appraisal Report — This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- [X] I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- [ ] I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- I [X] **HAVE** made a personal inspection of the property that is the subject of this report.
- I [ ] have **NOT** made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

See Scope of Work

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: Highest and Best Statement: The highest and best use of the land as though vacant, my conclusion would be to improve it with a single family dwelling based not only on the physical and legal characteristics of the subject site described within this report, but also on the supply and demand factors within the subject neighborhood for residential dwellings. The highest and best use of the property as improved, my conclusion is to continue the present use as developed, since physical factors such as its size, design, and condition as well as legal restrictions (e.g. zoning) limits the range of productive uses. Until such time that renovation, rehabilitation, demolition, or conversion is necessary, the present use is considered to be the most productive use resulting in the highest value consistent with market expectations.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is <than60 day(s) utilizing market conditions pertinent to the appraisal assignment.

[X] A reasonable exposure time for the subject property is 0-90 day(s).

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name Benjamin Foss	Name
Date of Signature 06/26/2024	Date of Signature
State Certification # CR.200003209	State Certification #
or State License #	or State License #
State CO	State
Expiration Date of Certification or License 12/31/2024	Expiration Date of Certification or License
Effective Date of Appraisal 06/25/2024	Supervisory Appraiser Inspection of Subject Property: [ ] Did Not [ ] Exterior Only from street [ ] Interior and Exterior

SUBJECT PHOTO ADDENDUM

File No. 10296459
Case No. 053-1748112

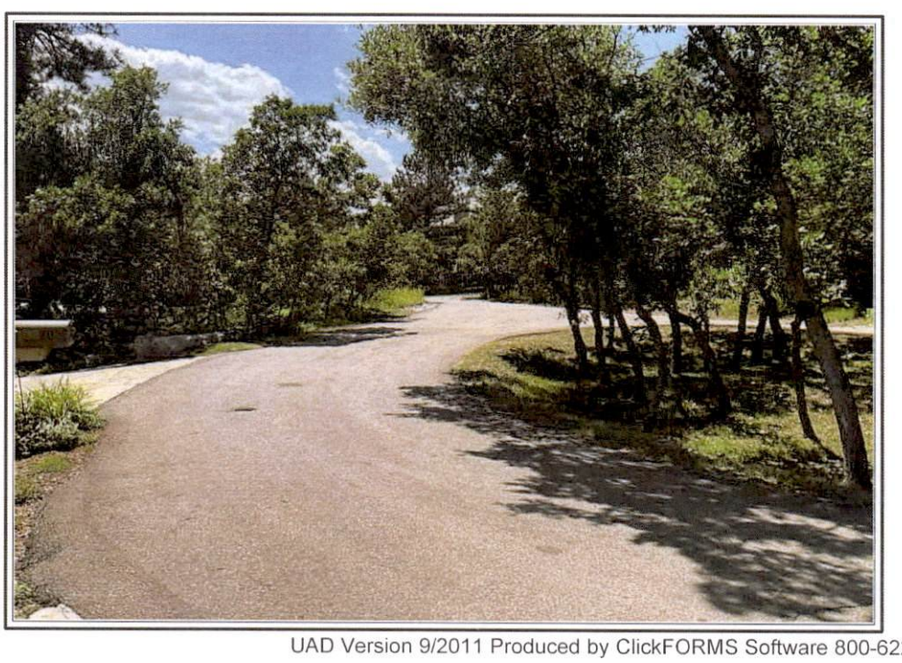
Borrower	Walter V Raynor & Mary Ann Raynor						
Property Address	552 Remington Pl S						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender/Client	Paramount Residential Mortgage Group	Address	1265 Corona Point Ct, Corona, CA 92879				



FRONT OF SUBJECT PROPERTY
552 Remington Pl S
Castle Rock, CO 80108



REAR OF SUBJECT PROPERTY



STREET SCENE

File No. 10296459
Case No. 053-1748112

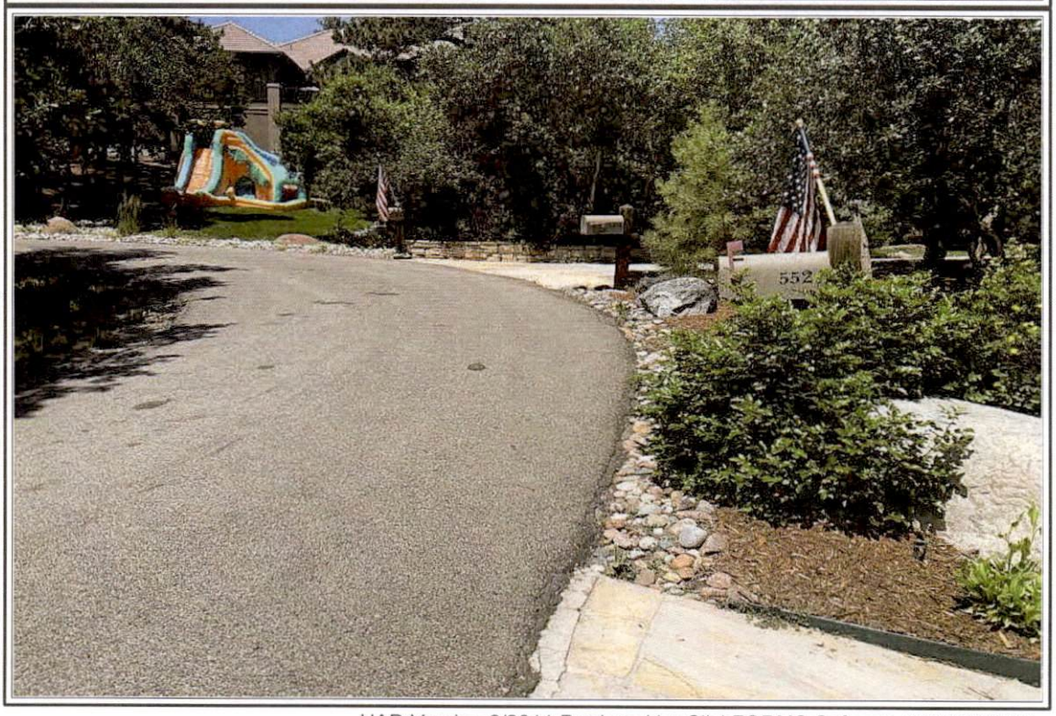
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Front
Other View



Rear
Other View



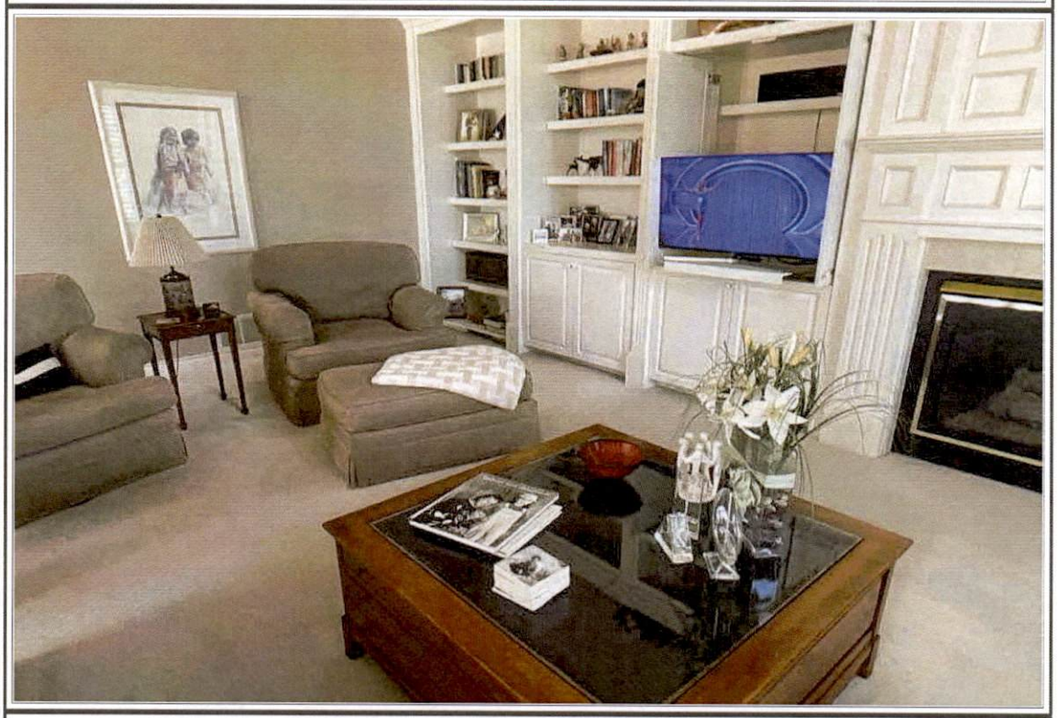
Street
Other View

File No. 10296459
Case No. 053-1748112

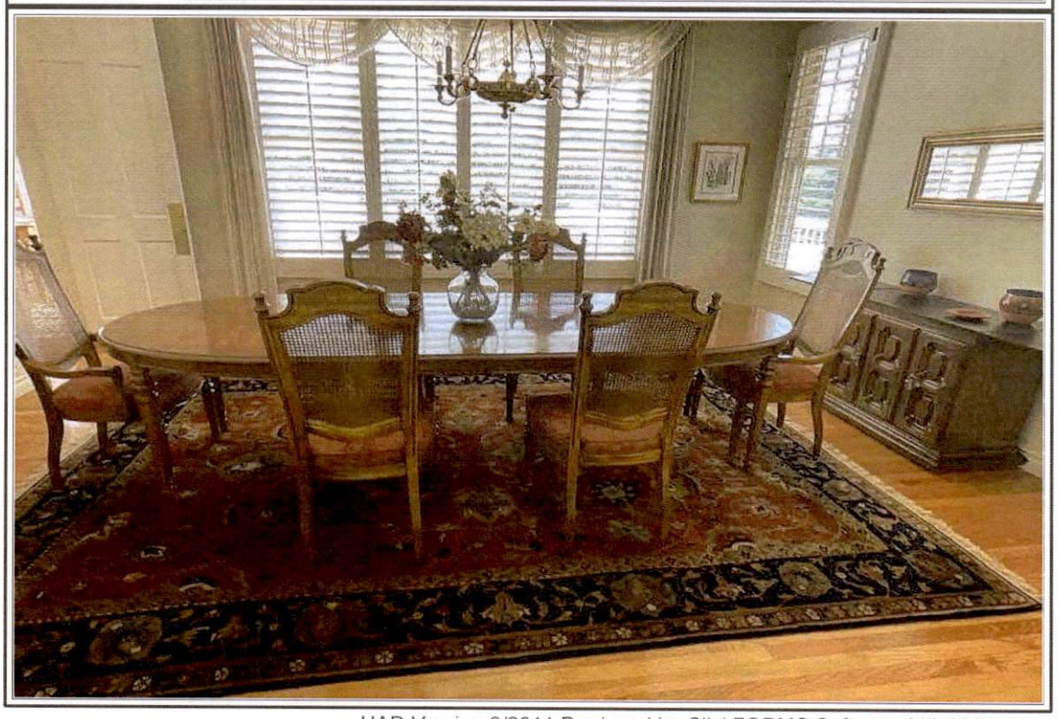
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Kitchen



Living



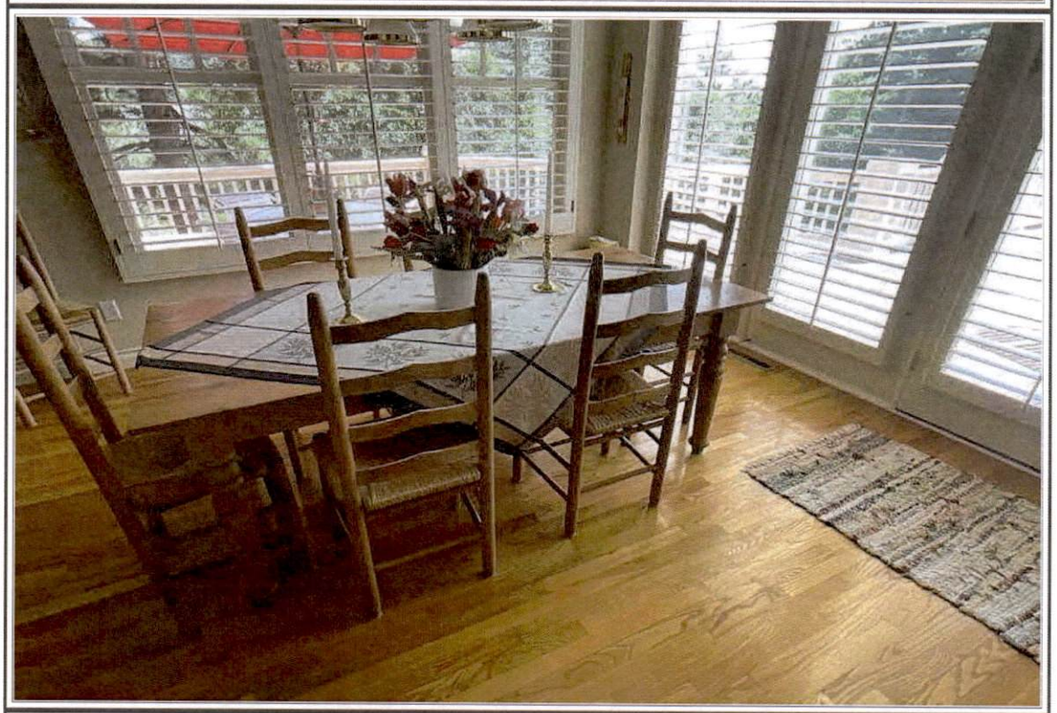
Dining

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Family



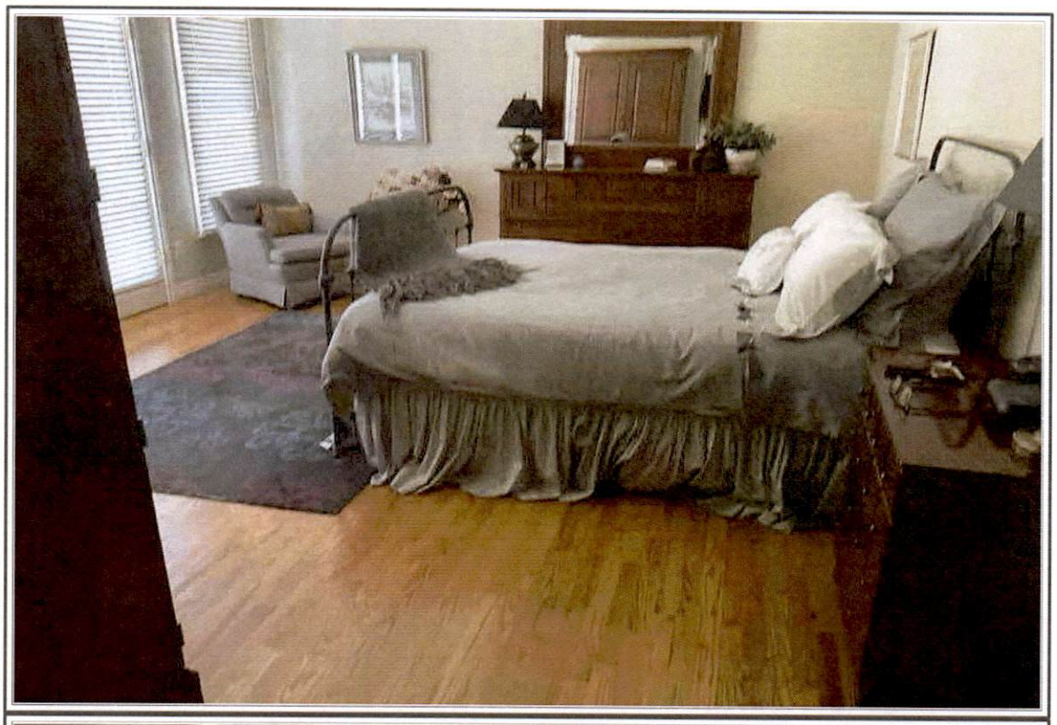
Break



Bedroom

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Bedroom



Bedroom



Bedroom

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Bedroom



Half Bath



Bath

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Bath



Bath



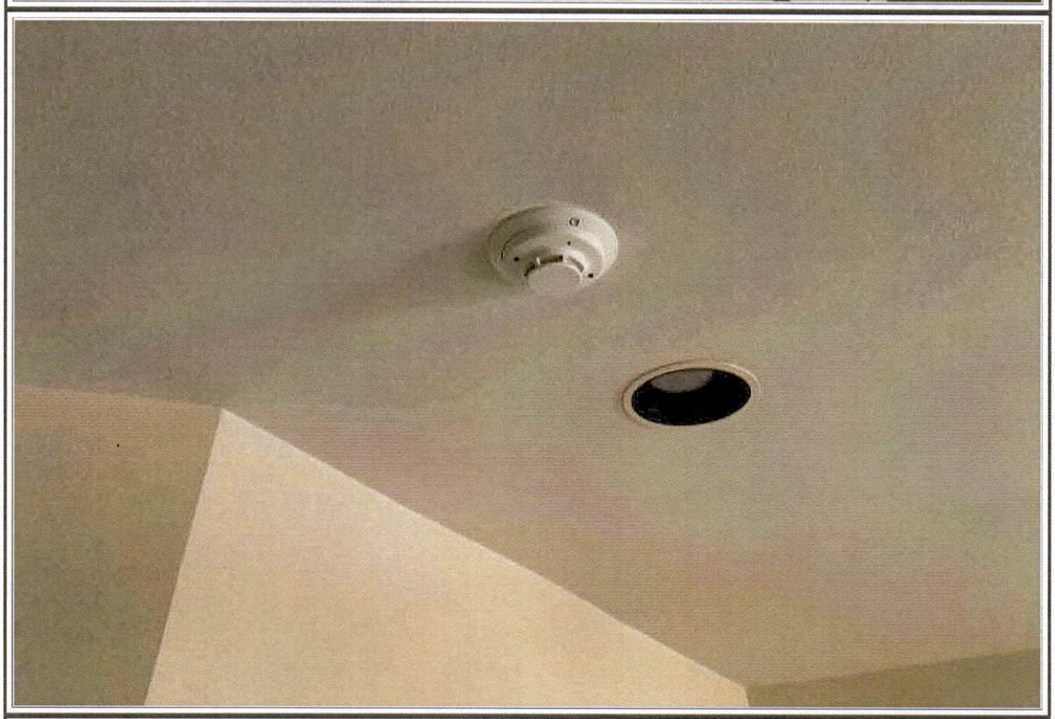
Bath

File No. 10296459
Case No. 053-1748112

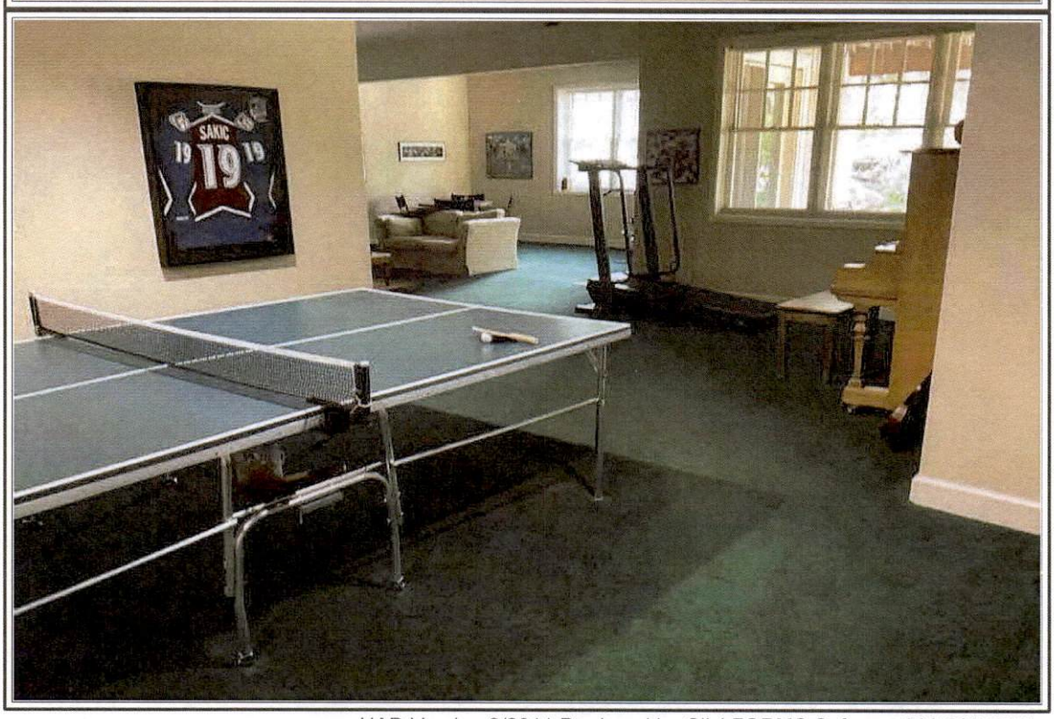
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Laundry



Smoke/CO2 Detector



Basement
Rec Room

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Basement
Bonus



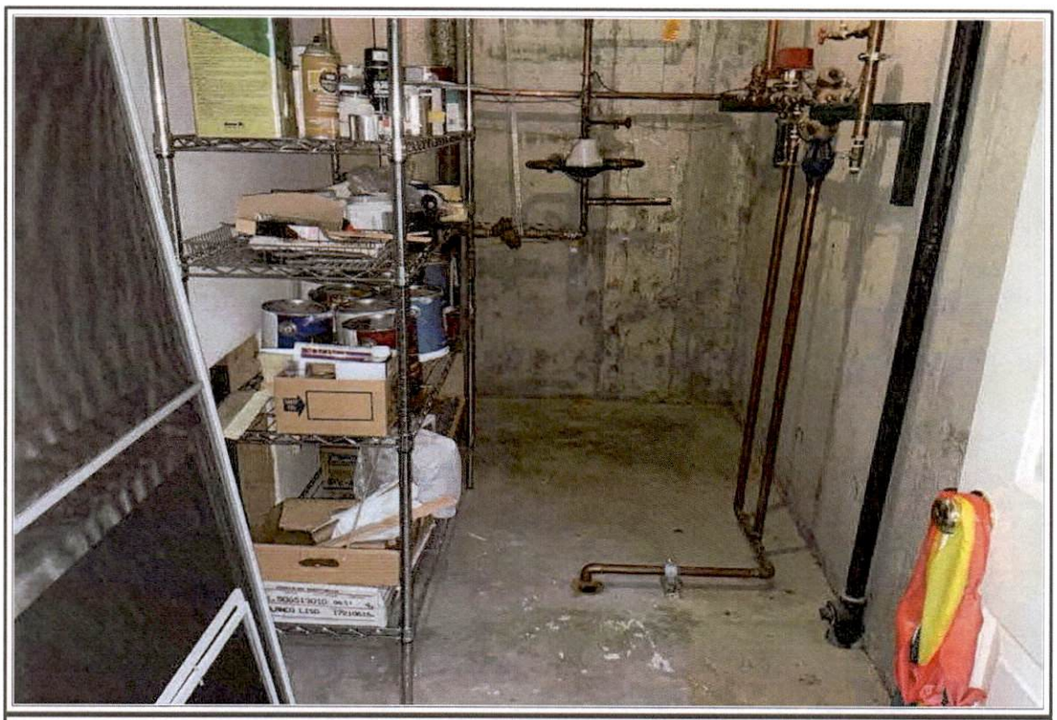
Basement
Bonus



Basement
Mechanical

File No. 10296459
Case No. 053-1748112

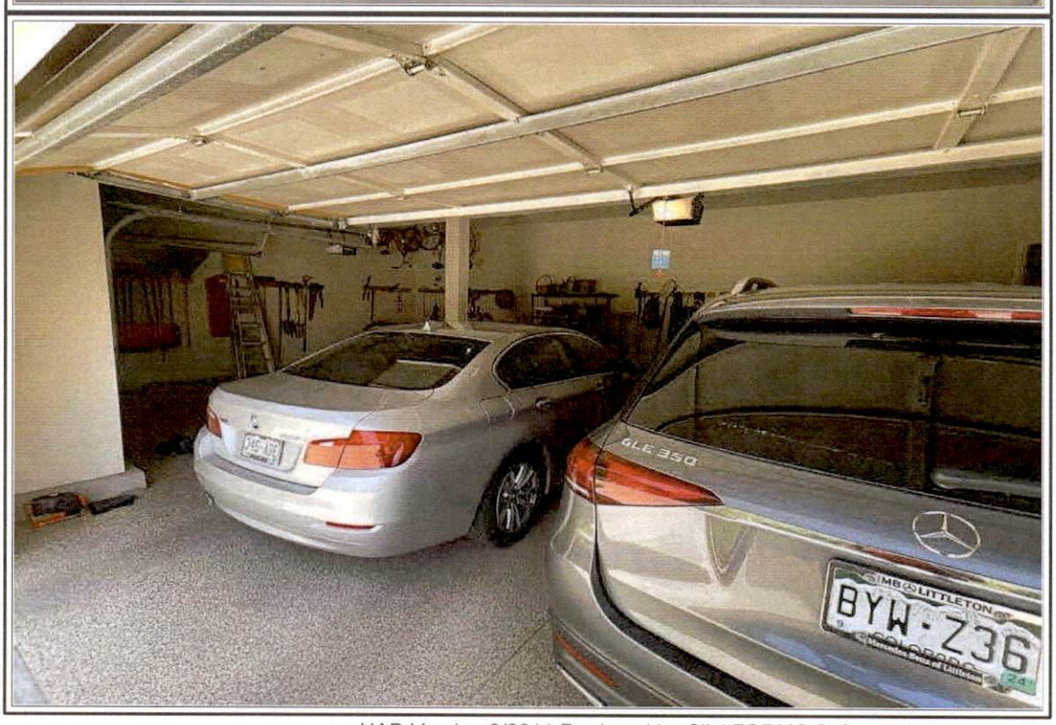
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Basement
Unfinished Area



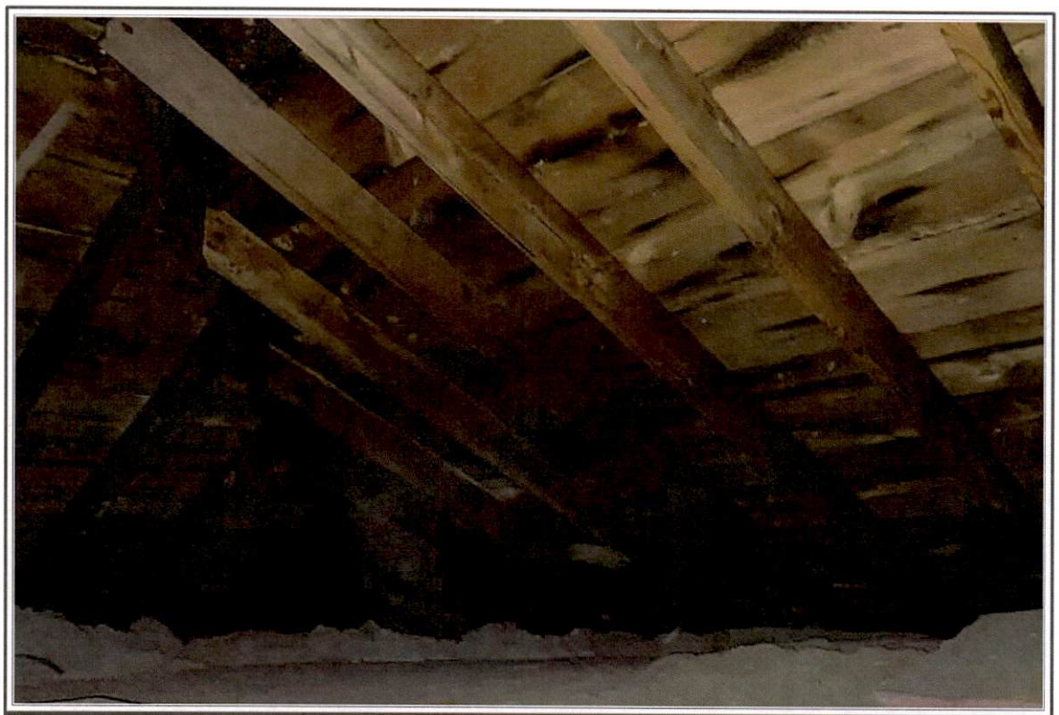
Crawl Space



Garage Interior

File No. 10296459
Case No. 053-1748112

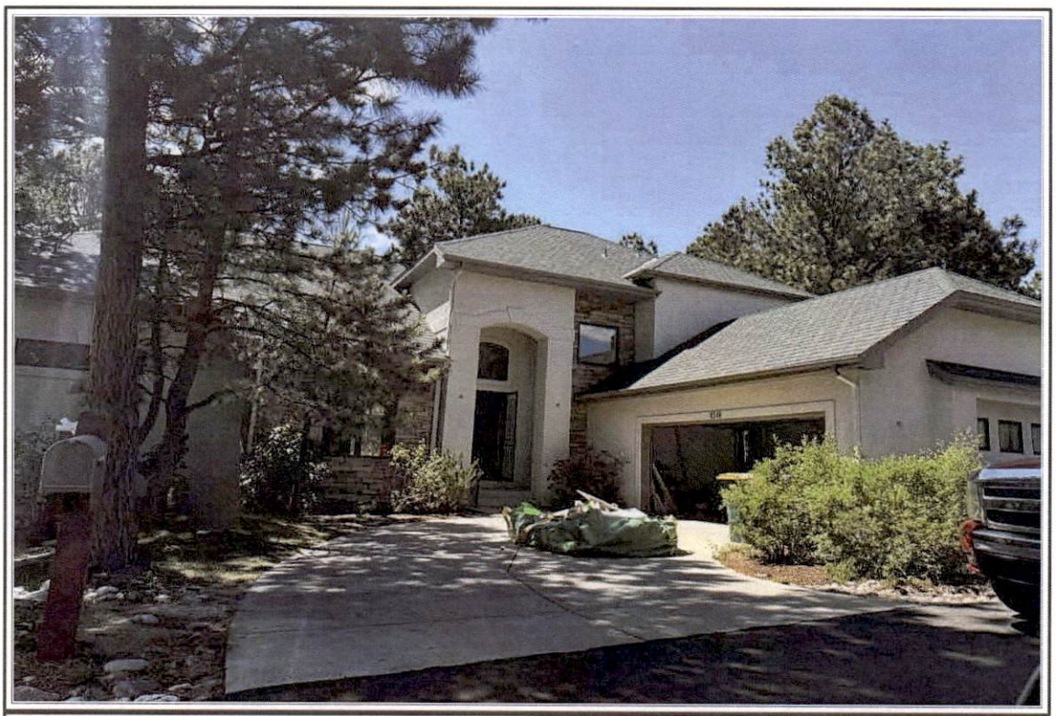
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Attic

File No. 10296459
Case No. 053-1748112

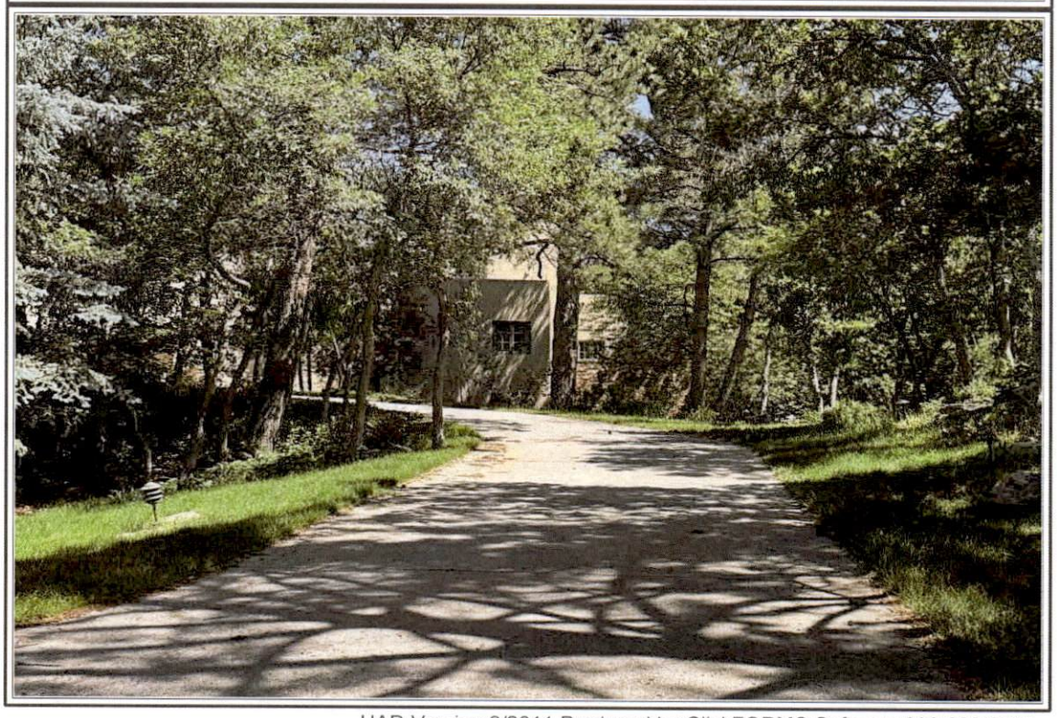
Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



COMPARABLE # 1
4511 Silver Cliff Ct
Castle Rock, CO 80108

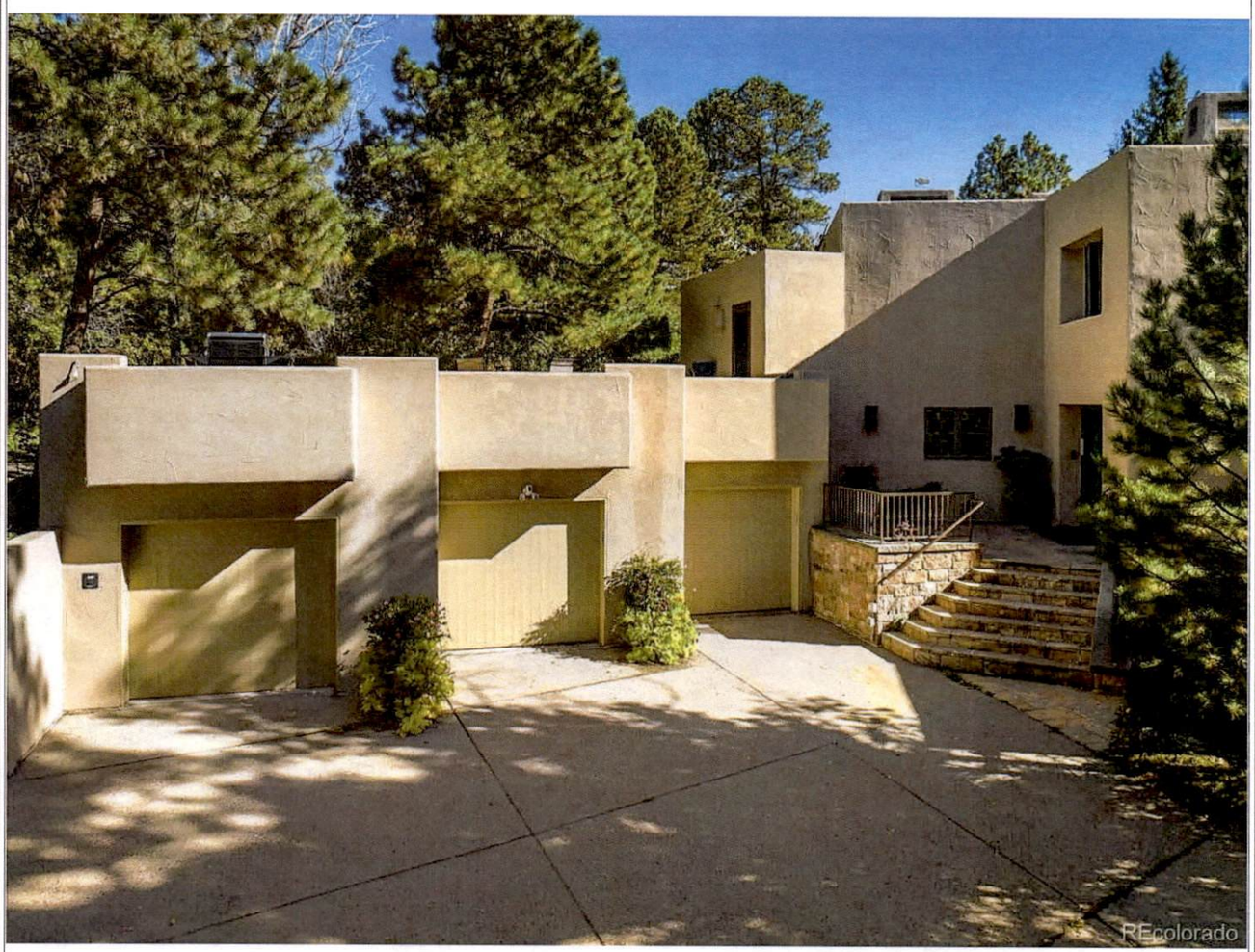


COMPARABLE # 2
476 Silbrico Way
Castle Rock, CO 80108



COMPARABLE # 3
386 Castle Pines Dr S
Castle Rock, CO 80108

Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



File No. 10296459
Case No. 053-1748112

Market Conditions Addendum to the Appraisal Report

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 552 Remington Pl S City Castle Rock State CO ZIP Code 80108

Borrower Walter V Raynor & Mary Ann Raynor

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

MARKET RESEARCH & ANALYSIS

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)	1	2	1	[ ] Increasing [X] Stable [ ] Declining
Absorption Rate (Total Sales/Months)	0.17	0.67	0.33	[ ] Increasing [X] Stable [ ] Declining
Total # of Comparable Active Listings	1	0	2	[ ] Declining [X] Stable [ ] Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	5.88	0	6.06	[ ] Declining [X] Stable [ ] Increasing

Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Median Comparable Sales Price	1,750,000	1,312,500	1,410,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Sales Days on Market	172	68	3	[ ] Declining [X] Stable [ ] Increasing
Median Comparable List Price	1,250,000	0	1,350,000	[ ] Increasing [X] Stable [ ] Declining
Median Comparable Listings Days on Market	75	0	30	[ ] Declining [X] Stable [ ] Increasing
Median Sale Price as % of List Price	97%	97%	97%	[ ] Increasing [X] Stable [ ] Declining
Seller-(developer, builder, etc,) paid financial assistance prevalent?	[ ] Yes	[X] No		[ ] Declining [X] Stable [ ] Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Seller closing cost and interest rate buy down concessions, up to 10%, are typical in this market at this time.

Are foreclosure sales (REO sales) a factor in the market? [ ] Yes [X] No If yes, explain (including the trends in listings and sales of foreclosed properties).

There are REO and short sales in the market area. However, they represent a small percentage of total sales.

Cite data sources for above information.

Data Sources: MLS ID = 130, State = Colorado, MLS Board = RECO - REColorado MLS - Matrix - Full

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There were a total of 3 Comparable Settled Sales in the past 12 months. The Median Sales Price for the prior 7-12 months was $0 and for the current to prior 3 months is $1,410,000. The Months Supply for the prior 7-12 months was 0 and 6.06 for the current to prior 3 month period. The Median Days on Market for the prior 7-12 months was 0 and 3 for the current to prior 3 month period. The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at http://www.bradfordsoftware.com/1004mc/calc.shtml

CONDO/CO-OP PROJECTS

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend
Total # of Comparable Sales (Settled)				[ ] Increasing [ ] Stable [ ] Declining
Absorption Rate (Total Sales/Months)				[ ] Increasing [ ] Stable [ ] Declining
Total # of Active Comparable Listings				[ ] Declining [ ] Stable [ ] Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				[ ] Declining [ ] Stable [ ] Increasing

Are foreclosures sales (REO sales) a factor in the project? [ ] Yes [ ] No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

APPRAISER

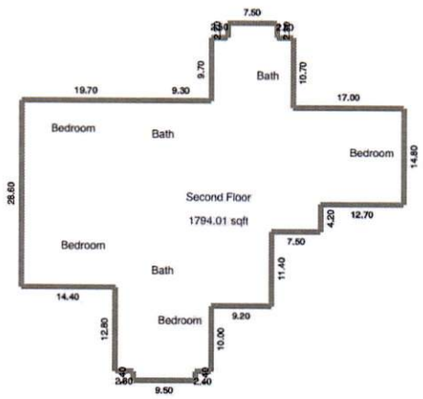
Signature	Signature
Appraiser Name Benjamin Foss	Supervisor Name
Company Name Rapid Appraisals Denver	Company Name
Company Address 9840 Aftonwood St, Highlands Ranch, CO 80126	Company Address
State License/Certification # CR.200003209 State CO	State License/Certification # State
Email Address rapidappraisalsdenver@gmail.com	Email Address

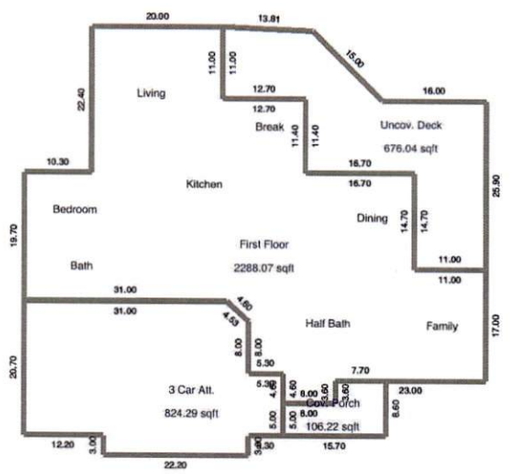
Rapid Appraisals Denver

SKETCH ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

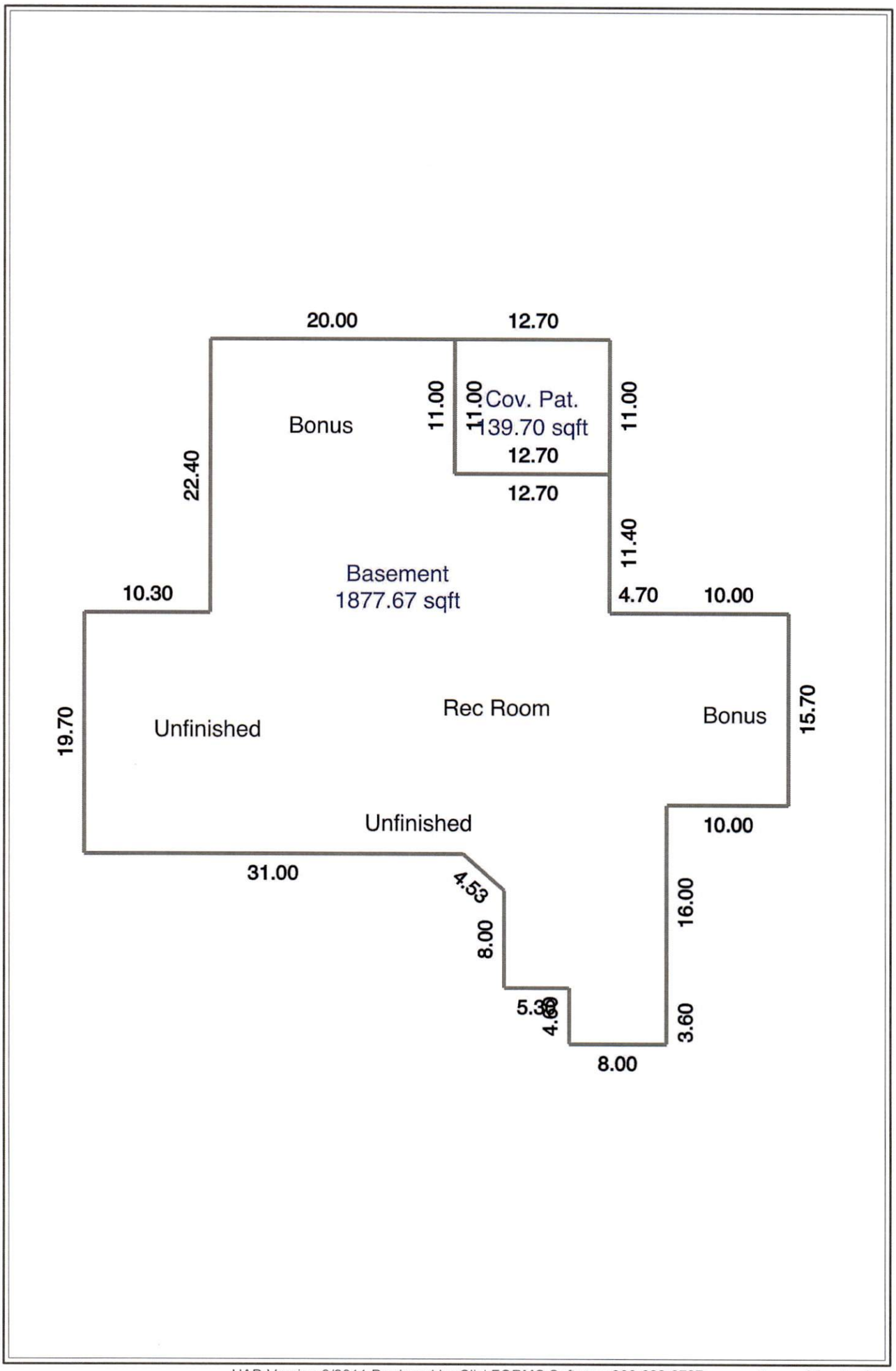




Rapid Appraisals Denver
SKETCH ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
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SQUARE FOOTAGE CALCULATIONS

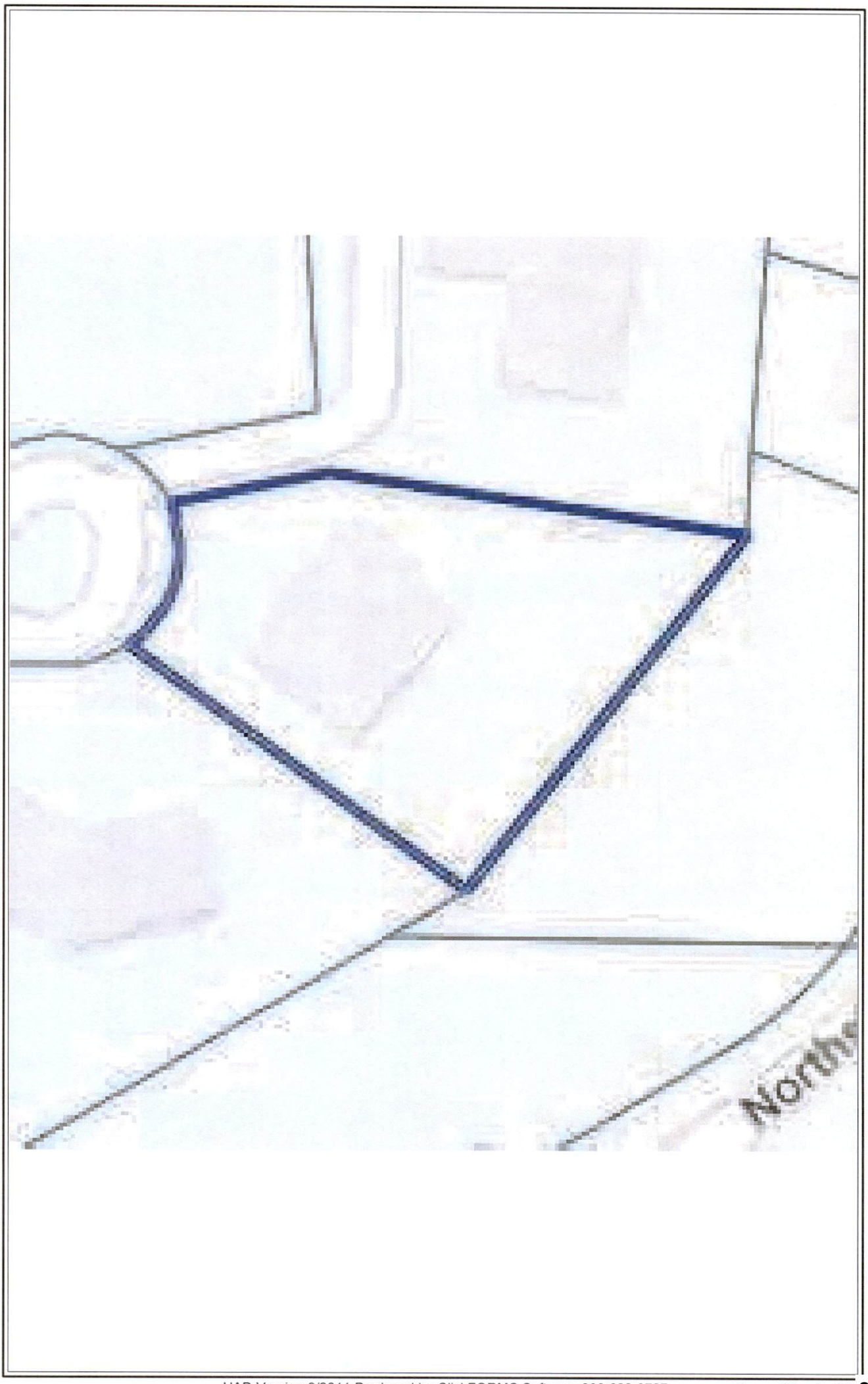
File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

Gross Living Area (GLA) 4,082 s.f.	
Gross Building Area (GBA) 7,706 s.f.	
Areas	**Square Footage**
Basement	1,878 s.f. ____ % of GBA
Level 1	2,288 s.f. ____ % of GBA
Level 2	1,794 s.f. ____ % of GBA
Level 3	____ s.f. ____ % of GBA
Garage	824 s.f. ____ % of GBA
Other	922 s.f. ____ % of GBA

Area Dimensions					Type of Area				Level		
Measurements		Factor		Area	Living	Bsmt	Garage	Other	One	Two	Three
20.70	X 22.20	X 1.7937	=	824			X				
19.70	X 23.00	X 5.0498	=	2,288	X				X		
28.60	X 19.70	X 3.1841	=	1,794	X					X	
25.90	X 16.70	X 1.5630	=	676				X			
8.60	X 15.70	X 0.7867	=	106				X			
19.70	X 22.40	X 4.2551	=	1,878		X					
11.00	X 12.70	X 1.0000	=	140				X			
	X	X	=								
	X	X	=								
	X	X	=				

Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Owner Walter V & Mary Ann Raynor Revocable Trust
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879

Account #:	R0356077
State Parcel #:	2351-150-08-021
Account Type:	Residential
Tax District:	3473
Neighborhood-Ext:	410-S

Owner Info

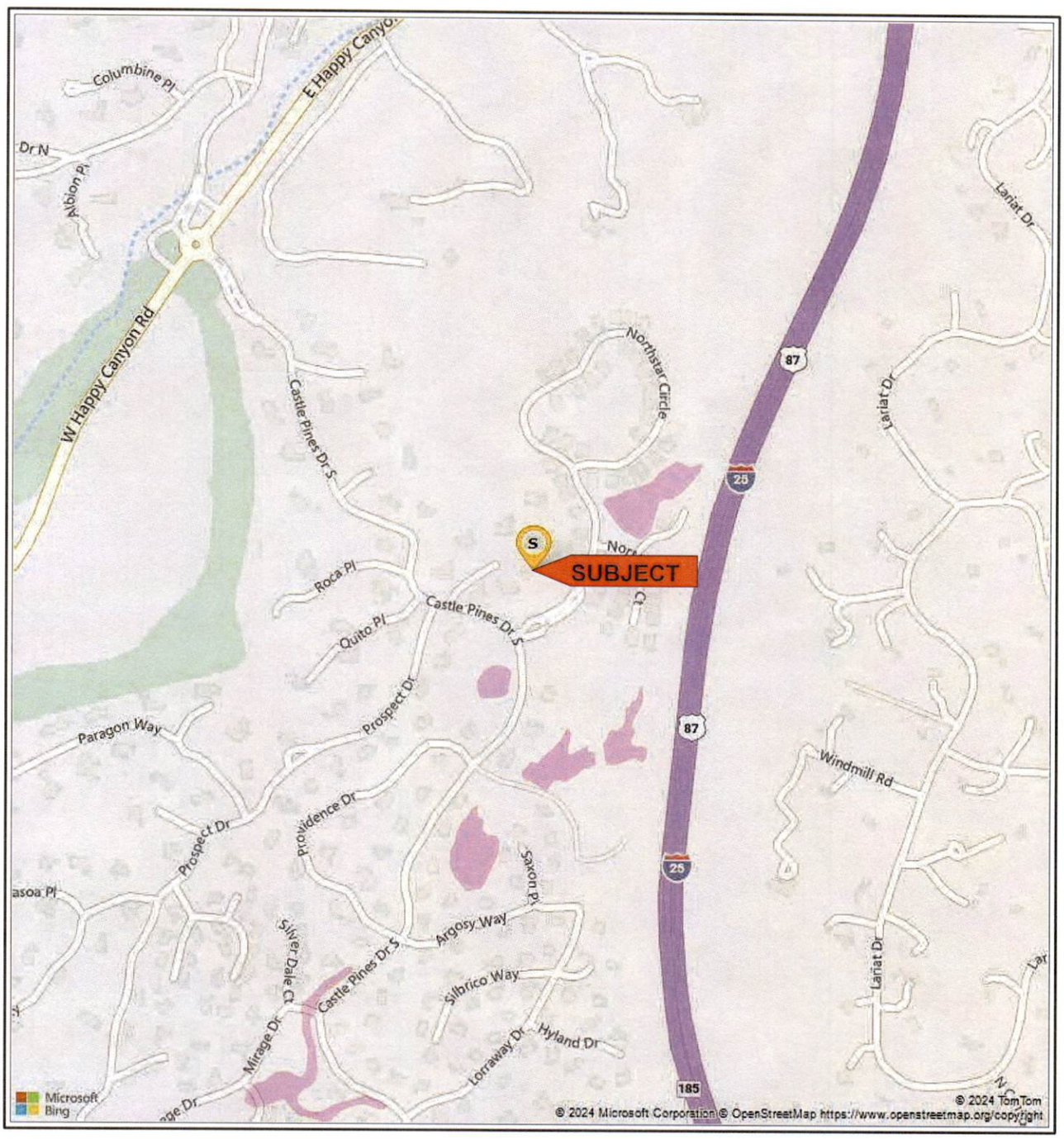
WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
552 REMINGTON PL S
CASTLE ROCK, CO 80108
Update Mailing Address

Rapid Appraisals Denver

FLOOD MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Flood Map Legends

Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

In Special Flood Hazard Area (Flood Zone): Out
Within 250 ft. of multiple flood zones? Not within 250 feet
Community: 080049
Community Name: DOUGLAS COUNTY
Map Number: 08035C0167G
Zone: X Panel: 08035C 0167G Panel Date: 03/16/2016
FIPS Code: 08035 Census Tract: 0141.23

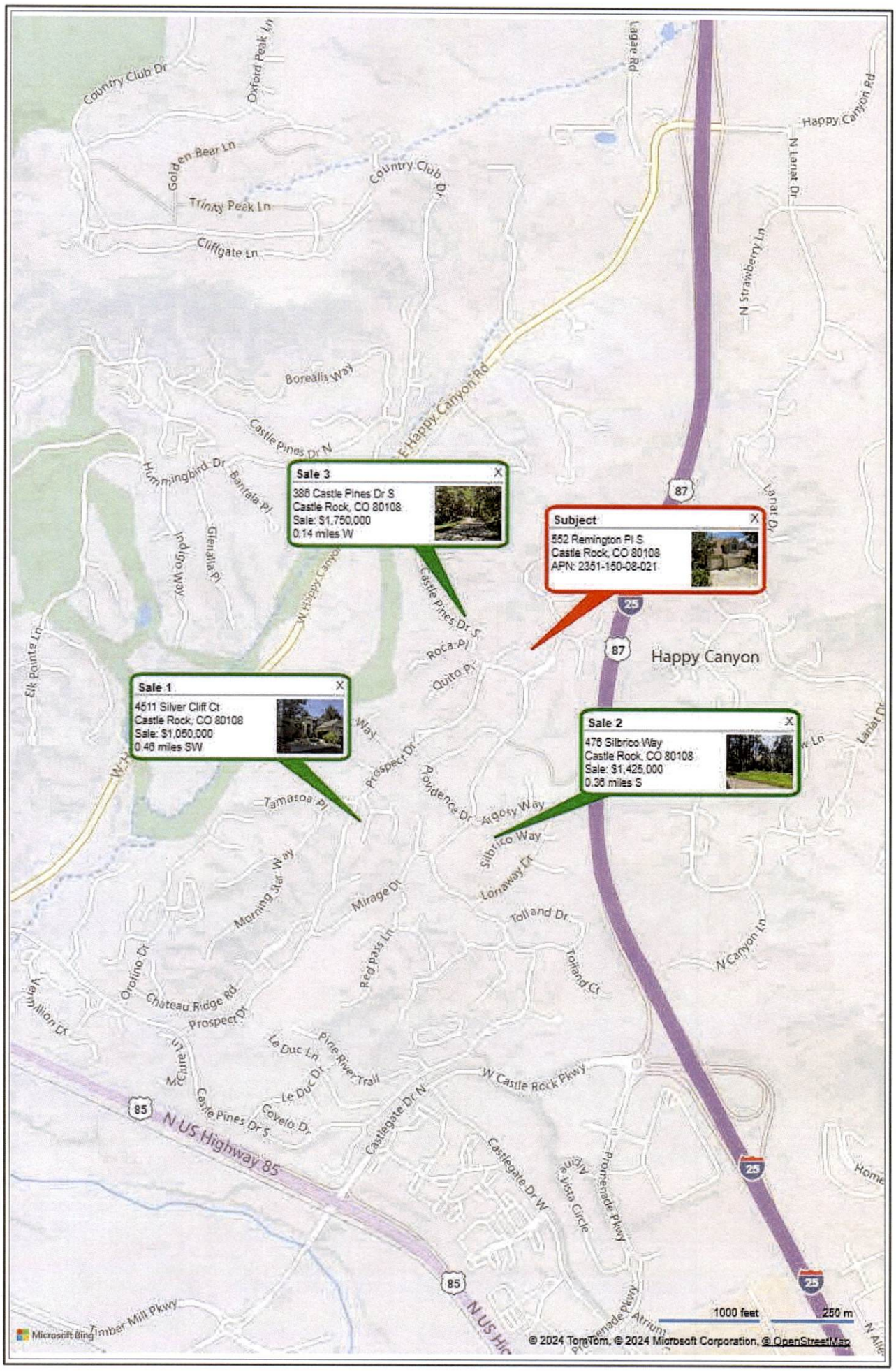
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Rapid Appraisals Denver

LOCATION MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower	Walter V Raynor & Mary Ann Raynor						
Property Address	552 Remington Pl S						
City	Castle Rock	County	Douglas	State	CO	Zip Code	80108
Lender/Client	Paramount Residential Mortgage Group	Address	1265 Corona Point Ct, Corona, CA 92879				



Rapid Appraisals Denver

AERIAL MAP ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



SUBJECT PHOTO ADDENDUM

File No. 10296459
Case No. 053-1748112

Borrower Walter V Raynor & Mary Ann Raynor
Property Address 552 Remington Pl S
City Castle Rock County Douglas State CO Zip Code 80108
Lender/Client Paramount Residential Mortgage Group Address 1265 Corona Point Ct, Corona, CA 92879



Benjamin Foss

Benjamin Foss
7368 S Havana St Apt 1106
Centennial, CO 80112

State of Colorado
Department of Regulatory Agencies
Division of Real Estate

Board of Real Estate Appraisers

Benjamin Foss

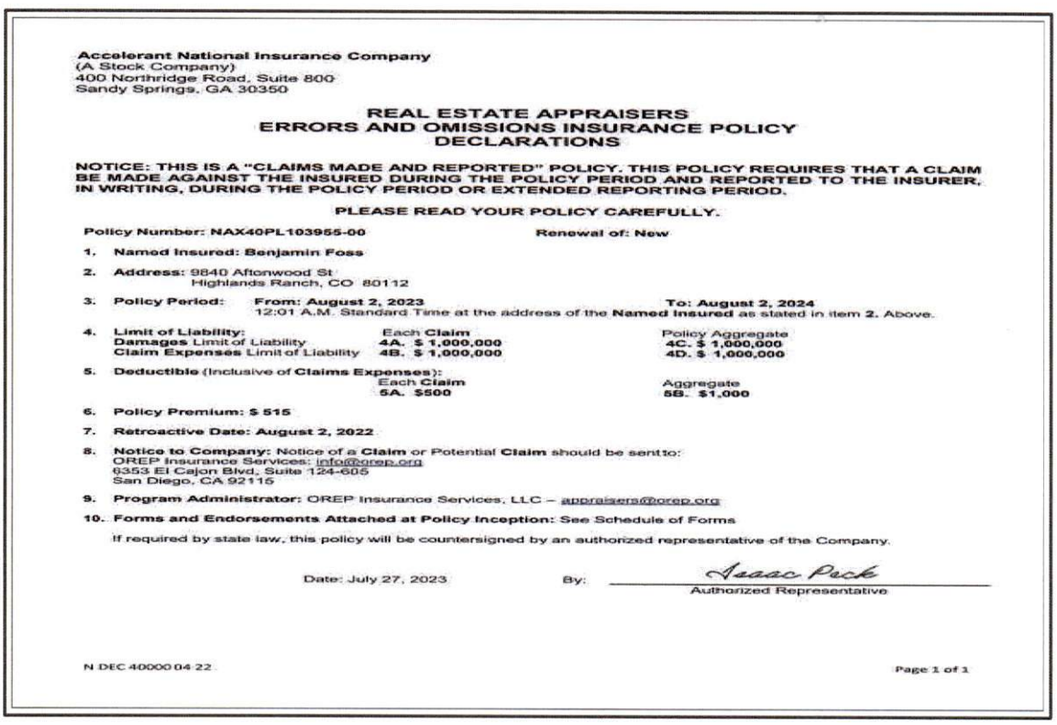
Certified Residential Appraiser

Director: Marcia Waters

License #: CR200003209
Status: Active
Expires: 12/31/2024

For the most up to date information regarding this credential, visit http://dora.colorado.gov/dre

Certification



Accelerant National Insurance Company
(A Stock Company)
400 Northridge Road, Suite 800
Sandy Springs, GA 30350

REAL ESTATE APPRAISERS
ERRORS AND OMISSIONS INSURANCE POLICY
DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NAX40PL103955-00 **Renewal of: New**

1. **Named Insured: Benjamin Foss**
2. **Address:** 9840 Aftonwood St
Highlands Ranch, CO 80112
3. **Policy Period:** **From: August 2, 2023** **To: August 2, 2024**
12:01 A.M. Standard Time at the address of the **Named Insured** as stated in item **2.** Above.
4. **Limit of Liability:**

	Each **Claim**	Policy Aggregate
Damages Limit of Liability	**4A. $ 1,000,000**	**4C. $ 1,000,000**
Claim Expenses Limit of Liability	**4B. $ 1,000,000**	**4D. $ 1,000,000**

5. **Deductible** (Inclusive of **Claims Expenses**):

Each **Claim**	Aggregate
5A. $500	**5B. $1,000**

6. **Policy Premium: $ 515**
7. **Retroactive Date: August 2, 2022**
8. **Notice to Company:** Notice of a **Claim** or Potential **Claim** should be sentto:
OREP Insurance Services: info@orep.org
9353 El Cajon Blvd, Suite 124-605
San Diego, CA 92115
9. **Program Administrator:** OREP Insurance Services, LLC – appraisers@orep.org
10. **Forms and Endorsements Attached at Policy Inception:** See Schedule of Forms

If required by state law, this policy will be countersigned by an authorized representative of the Company.

Date: July 27, 2023 By: Isaac Peck
Authorized Representative

N DEC 40000 04 22 Page 1 of 1

E & O Insurance

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 10296459
Case No. 053-1748112

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1
The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2
The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3
The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4
The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5
The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions

File No. 10296459
Case No. 053-1748112

Quality Ratings and Definitions

Q1
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2
Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5
Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6
Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:
3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 10296459
Case No. 053-1748112

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

DCASSESSOR
FEB 10 2026 RCD

PETITION FOR ABATEMENT OR REFUND OF TAXES

County:_____ Date Received_____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only. 20260006 4-2024
20260000 65-2025

Date: 02 - 10 - 2026
Month Day Year

Petitioner's Name: Walter V. Raynor

Petitioner's Mailing Address: 552 Remington Place
Castle Rock Co. 80108
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R0356077	552 Remington place

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2024-25 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

Petitioner's estimate of value: $1,250,000 (2024)
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Walter V Raynor
Petitioner's Signature

Daytime Phone Number 303.619-7037

Email WVMAR552@comcast.net

By_____ Daytime Phone Number (____)_____
Agent's Signature*

Printed Name:_____ Email_____

*Letter of agency must be attached when petition is submitted by an agent.

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision. § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☒ **Assessor recommends approval as outlined above.** -2025

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 24-25 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):** -2024

See Transmittals

Felicia Culvatter
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

Transmittal Sheet for Abatement #: 202600064

Abatement #	202600064	**Staff Appraiser**	DAK
Tax Year	2024	**Review Appraiser**	BAF
Date Received	2/10/2026	**Recommendation**	Deny
Petitioner	WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST	**Reason**	The Market Approach to value was used in determining the subjects value, resulting in no change.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,250,000	**Assessor Final Review Value**	$1,491,925

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2024 valuation of $1,491,925 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2024 value to be based on study period data from July 1, 2020 to June 30, 2022. Any market evidence after the June 30, 2022 appraisal date cannot be considered for the 2024 valuation. From the statutory study period six sales have been included in the final sales analysis. They have a range in adjusted sale prices of $1,340,000 to $1,657,000 with a mean of $1,508,000 and a median of $1,503,000. The subject value of $1,491,925 falls in the lower part of the range and below the mean and median. As a result, there is no recommendation to adjust the 2024 tax year value.

Original Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$478,859	($33,325)	$445,534	6.700%	$29,850	11.6982%	$3,491.91
	1212	3473	$1,013,066	($121,675)	$891,391	6.700%	$59,720	11.6982%	$6,986.17
	Account Total:		**$1,491,925**	**($155,000)**	**$1,336,925**		**$89,570**		**$10,478.08**

Final Values

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$478,859	($33,325)	$445,534	6.700%	$29,850	11.6982%	$3,491.91
	1212	3473	$1,013,066	($121,675)	$891,391	6.700%	$59,720	11.6982%	$6,986.17
	Account Total:		**$1,491,925**	**($155,000)**	**$1,336,925**		**$89,570**		**$10,478.08**

Refund Amounts

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,491,925	$89,570	$10,478.08	$1,491,925	$89,570	$10,478.08	$0.00
Totals	**$1,491,925**	**$89,570**	**$10,478.08**	**$1,491,925**	**$89,570**	**$10,478.08**	**$0.00**

*Adjustments

Account #	Adjustment Description	Adjustment Amount
R0356077	SB-001 Residential 55k Exemption	($55,000)
R0356077	Senior Exemption	($100,000)

Transmittal Sheet for Abatement #: 202600065

Abatement #	202600065	**Staff Appraiser**	DAK
Tax Year	2025	**Review Appraiser**	BAF
Date Received	2/10/2026	**Recommendation**	Adjust
Petitioner	WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST	**Reason**	A review of comparable sales within your neighborhood indicates an adjustment to value is warranted.
Agent			
Petitioner's Request	Value Too High		
Petitioner's Requested Value	$1,250,000	**Assessor Final Review Value**	$1,420,000

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2025 valuation of $1,581,550 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2025 value to be based on study period data from July 1, 2022 to June 30, 2024. From the statutory study period four sales have been included in the final sales grid including two from the provided appraisal. They have a range in adjusted sale prices of $1,229,500 to $1,671,600 with a mean of $1,460,500 and a median of $1,470,400 The subject value of $1,581,550 falls at the top of the range and above the mean and median. Based on the photos in the appraisal report, the subject has not received any updates in the prior 15 years. The greatest weight has been given to Comps 1-3. As a result, a recommendation to adjust the 2025 tax year value to $1,420,000 is being made.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($30,984)	$459,044	6.250%	$28,690	7.4981%	$2,151.20
	1212	3473	$1,091,522	($69,016)	$1,022,506	6.250%	$63,910	7.4981%	$4,792.04
	Account Total:		**$1,581,550**	**($100,000)**	**$1,481,550**		**$92,600**		**$6,943.24**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($34,509)	$455,519	6.250%	$28,470	7.4981%	$2,134.71
	1212	3473	$929,972	($65,491)	$864,481	6.250%	$54,030	7.4981%	$4,051.22
	Account Total:		**$1,420,000**	**($100,000)**	**$1,320,000**		**$82,500**		**$6,185.93**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,581,550	$92,600	$6,943.24	$1,420,000	$82,500	$6,185.93	$757.31
Totals	**$1,581,550**	**$92,600**	**$6,943.24**	**$1,420,000**	**$82,500**	**$6,185.93**	**$757.31**

*Adjustments - Local Government

Account #	Adjustment Description	Adjustment Amount
R0356077	Senior Exemption	($100,000)

Transmittal Sheet for Abatement #: 202600065

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($30,984)	$459,044	7.050%	$32,360	4.5528%	$1,473.29
	1212	3473	$1,091,522	($69,016)	$1,022,506	7.050%	$72,090	4.5528%	$3,282.11
	Account Total:		**$1,581,550**	**($100,000)**	**$1,481,550**		**$104,450**		**$4,755.40**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0356077	1112	3473	$490,028	($34,509)	$455,519	7.050%	$32,110	4.5528%	$1,461.90
	1212	3473	$929,972	($65,491)	$864,481	7.050%	$60,950	4.5528%	$2,774.93
	Account Total:		**$1,420,000**	**($100,000)**	**$1,320,000**		**$93,060**		**$4,236.83**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0356077	$1,581,550	$104,450	$4,755.40	$1,420,000	$93,060	$4,236.83	$518.57
Totals	**$1,581,550**	**$104,450**	**$4,755.40**	**$1,420,000**	**$93,060**	**$4,236.83**	**$518.57**

*Adjustments - Schools

Account #	Adjustment Description	Adjustment Amount
R0356077	Senior Exemption	($100,000)

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$6,943.24	$6,185.93	$757.31	$4,755.40	$4,236.83	$518.57	**$1,275.88**

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2351-150-08-021
Schedule Number: R0356077
Appeal Number: 202600064
Appraisal Date: June 30, 2022
Assessment Date: January 1, 2024
Report Date: 2/20/2026

2024 NOV Value: $1,491,925

Indicated Value: $1,491,925

SUBJECT:

Indicated Value:	$1,491,925
Account Number:	R0356077

Address:
552 REMINGTON PL
CASTLE ROCK, CO 80108



Parcel Number:	2351-150-08-021
Zoning:	
Subdivision:	CASTLE PINES FOREST GREEN
Year Built:	1994
Adjusted Year Built:	1994
Building SF:	4,131
Land SF:	22,651

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2024 valuation of $1,491,925 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2024 value to be based on study period data from July 1, 2020 to June 30, 2022. Any market evidence after the June 30, 2022 appraisal date cannot be considered for the 2024 valuation. From the statutory study period six sales have been included in the final sales grid. They have a range in adjusted sale prices of $1,340,000 to $1,657,000 with a mean of $1,508,000 and a median of $1,503,000. The subject value of $1,491,000 falls in the lower part of the range and below the mean and median. As a result, there is no recommendation to adjust the 2024 tax year value.

	Subject	Comp #1	Net Adj	Comp #2	Net Adj	Comp #3	Net Adj
State Parcel							
Parcel ID	R0356077	R0341699		R0354187		R0351794	
Address	552 Remington Pl	475 SILBRICO WAY		516 PROSPECT DR		502 PROVIDENCE DR	
Proximity to Subject							
Date of Sale		6/10/2022		5/22/2022		6/21/2021	
Sale Price		$1,480,000		$1,500,000		$1,500,000	
Less P. Property/Other Concess.		$55,000		#N/A		#N/A	
Adjusted Sales Price		$1,425,000		#N/A		#N/A	
Time Adjusted Sales Price		$1,425,000		$1,489,961		$1,783,500	
Location							
Fee Simple							
Land, SF	22,651	18,731		22,651		29,185	
Design and Appeal	2-STORY	2-STORY		2-STORY		2-STORY	
Quality of Construction	V GOOD	V GOOD		V GOOD		V GOOD	
Year Built/Age	1994	1992	$5,000	1992	$5,000	1991	$7,500
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Square Feet Above Grade	4131	3887	$32,900	4600	($63,300)	4046	$0
Bedrooms	5.00	3		4		4	
Bathrooms	5.00	4		5		4	
Basement Sq. Ft.	1875	1999	($6,700)	1969	$0	1977	($5,500)
Basement Finish Sq. Ft.	1053	1100	$0	1488	($32,200)	1814	($56,300)
Walkout/Garden Bsmt	W/O	W/O	$0	W/O	$0	W/O	$0
Functional Utility							
Garage, Total Sq. Ft.	832	832	$0	711	$9,400	720	$8,700
Fireplace	2	2	$0	2	$0	2	$0
Heating/AC	CENTRAL AIR TO AIR	CENTRAL AIR TO AIR		CENTRAL AIR TO AIR		CENTRAL AIR TO AIR	
Site Value	$490,028	$444,601	$45,427	$559,389	($69,361)	$570,587	($80,559)
Builder/Model							
Total Net Adj			$76,627		($150,461)		($126,159)
Adjusted Sales Price of Comparable			**$1,502,000**		**$1,340,000**		**$1,657,000**
Gross % Adjustment			6.32%		12.03%		8.89%
Net % Adjustment			5.38%		-10.10%		-7.07%
Adjusted Sales Price/ SF			$386.42		$291.30		$409.54
Assessor Value - Subject	$1,491,925						
Subject- Price/SF	$361						

The Office of the Douglas County Assessor

	Subject	Comp #4	Net Adj	Comp #5	Net Adj	Comp #6	Net Adj
State Parcel							
Parcel ID	R0356077	R0354181		R0341703		R0341646	
Address	552 Remington Pl	510 CASTLE PINES DR S		479 SILBRICO WAY		422 CASTLE PINES DR S	
Proximity to Subject							
Date of Sale		2/26/2021		12/21/2020		7/31/2020	
Sale Price		$1,350,000		$1,080,000		$1,025,000	
Less P. Property/Other Concess.		#N/A		#N/A		#N/A	
Adjusted Sales Price		#N/A		#N/A		#N/A	
Time Adjusted Sales Price		$1,707,210		$1,393,564		$1,417,820	
Location							
Fee Simple							
Land, SF	22,651	28,314		20,038		32,670	
Design and Appeal	2-STORY	2-STORY		2-STORY		2-STORY	
Quality of Construction	V GOOD	V GOOD		V GOOD		V GOOD	
Year Built/Age	1994	1992	$5,000	1991	$7,500	1990	$10,000
Condition	AVERAGE	AVERAGE		AVERAGE		AVERAGE	
Square Feet Above Grade	4131	4535	($54,500)	3618	$69,300	3591	$72,900
Bedrooms	5.00	5		4		4	
Bathrooms	5.00	4		4		4	
Basement Sq. Ft.	1875	1602	$14,700	1326	$29,600	1416	$24,800
Basement Finish Sq. Ft.	1053	1162	($8,100)	1182	($9,500)	1258	($15,200)
Walkout/Garden Bsmt	W/O	0	$0	W/O	$0	0	$0
Functional Utility							
Garage, Total Sq. Ft.	832	826	$0	790	$0	811	$0
Fireplace	2	3	($7,500)	3	($7,500)	2	$0
Heating/AC	CENTRAL AIR TO AIR	CENTRAL AIR TO AIR		CENTRAL AIR TO AIR		CENTRAL AIR TO AIR	
Site Value	$490,028	$531,576	($41,548)	$469,951	$20,077	$569,193	($79,165)
Builder/Model							
Total Net Adj			($91,948)		$109,477		$13,335
Adjusted Sales Price of Comparable			**$1,615,000**		**$1,503,000**		**$1,431,000**
Gross % Adjustment			7.69%		10.30%		14.25%
Net % Adjustment			-5.39%		7.86%		0.94%
Adjusted Sales Price/ SF			$356.12		$415.42		$398.50
Assessor Value - Subject	$1,491,925						
Subject- Price/SF	$361						

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

WALTER V AND MARY ANN RAYNOR REVOCABLE TRUST
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2351-150-08-021
Schedule Number: R0356077
Appeal Number: 202600065
Appraisal Date: June 30, 2024
Assessment Date: January 1, 2025
Report Date: 2/20/2026

2025 NOV Value: $1,581,550

Indicated Value: $1,420,000

SUBJECT:

Indicated Value:	$1,420,000
Account Number:	R0356077

Address:
552 REMINGTON PL
CASTLE ROCK, CO 80108

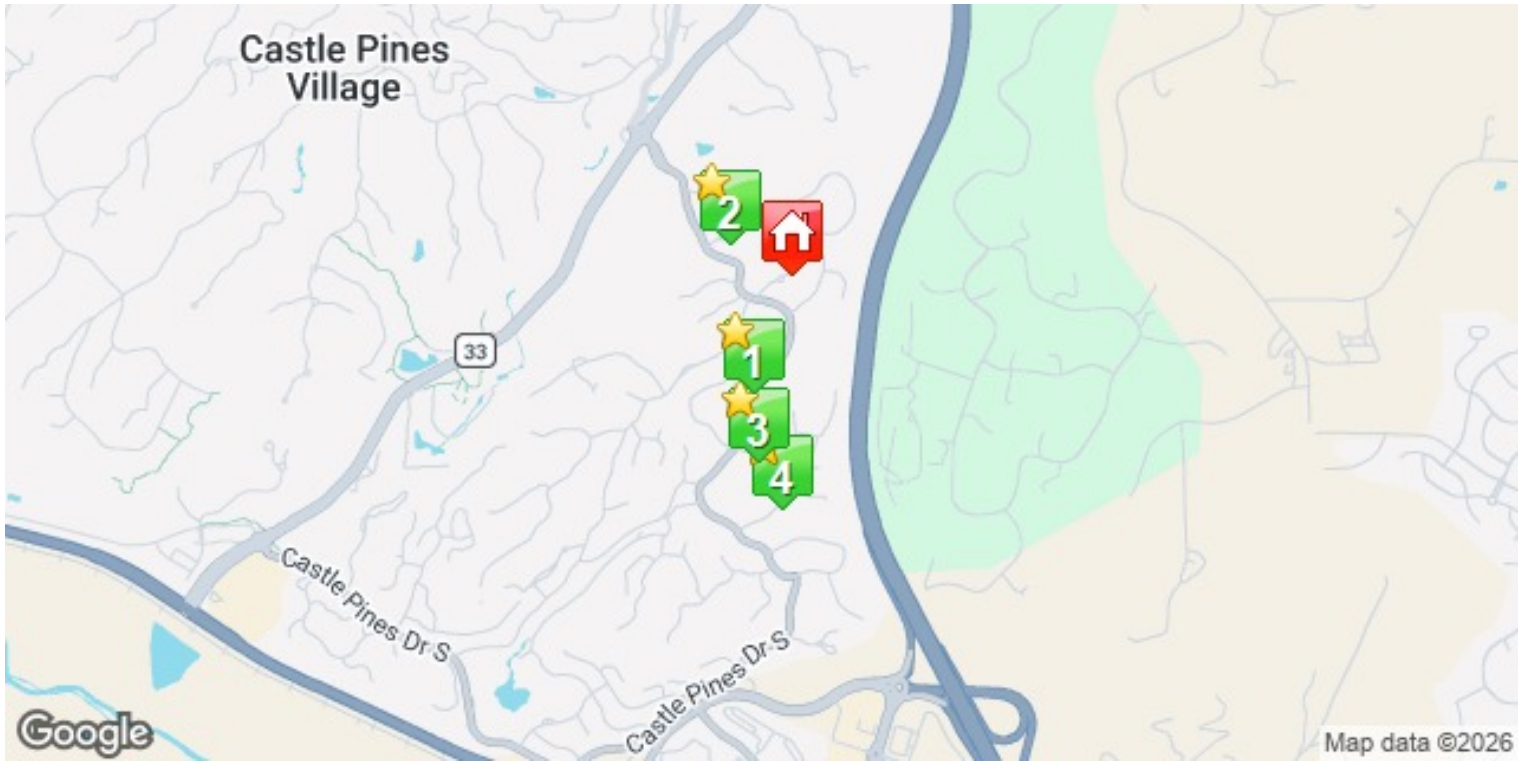


Parcel Number:	2351-150-08-021
Zoning:	
Subdivision:	CASTLE PINES FOREST GREEN
Year Built:	1994
Adjusted Year Built:	1994
Building SF:	4,131
Land SF:	22,651

The subject property is a very good 2-story home built in 1994 and located in Castle Pines Village. The petitioner is appealing the 2025 valuation of $1,581,550 and requested a value of $1,250,000. The requested value is based on a post study period appraisal with an effective date of June 25, 2024. Colorado State Statute requires the 2025 value to be based on study period data from July 1, 2022 to June 30, 2024. From the statutory study period four sales have been included in the final sales grid including two from the provided appraisal. They have a range in adjusted sale prices of $1,229,500 to $1,671,600 with a mean of $1,460,500 and a median of $1,470,400 The subject value of $1,581,550 falls at the top of the range and above the mean and median. Based on the photos in the appraisal report, the subject has not received any updates in the prior 15 years. The greatest weight has been given to Comps 1-3. As a result, a recommendation to adjust the 2025 tax year value to $1,420,000 is being made.

552 REMINGTON PL

R0356077



Grid Estimate:
N/A
(None)
Min: $1,229,495
Max: $1,671,597

	Subject	Comp #1		Comp #2		Comp #3	
							
Address	552 REMINGTON PL	421 CASTLE PINES DR SOUTH		386 CASTLE PINES DR SOUTH		476 SILBRICO WAY	
ID	R0356077	R0341645		R0279443		R0341700	
TASP / Date	**NA / 07/22/2024**	**$1,088,000 / 09/13/2022**		**$1,750,000 / 06/26/2023**		**$1,422,500 / 02/27/2024**	
Distance	-	1,269 ft		704 ft		1,925 ft	
Sale Price	$0	$1,100,000	$0	$1,750,000	$0	$1,425,000	$0
Adjusted Age	30	33	**$0**	38	**$45,100**	32	**$0**
Year Built	1994	1991	$0	1985	$0	1991	$0
Style	2 Story	2 Story	$0	2 Story	$0	2 Story	$0
Unit Type	N/A	N/A	$0	N/A	$0	N/A	$0
Quality	Very Good	Very Good	$0	Very Good	$0	Very Good	$0
Residential SF	4,131	3,574	**$97,800**	4,066	**$0**	3,634	**$87,200**
Garage SF	832	690	**$8,700**	1,135	**$-18,500**	704	**$7,800**
Bsmnt SF	1,875	1,858	**$0**	2,599	**$-40,500**	1,920	**$-2,500**
Basement Fin SF	1,053	1,438	**$-30,500**	2,469	**$-112,300**	1,651	**$-47,400**
Walkout	1	0	**$28,000**	0	**$28,000**	1	$0
Garden Lvl	N/A	0	$0	0	$0	0	$0
Fireplaces	2	1	**$10,400**	6	**$-31,200**	4	**$-20,800**
HVAC	Central Air to Air	Central Air to Air	$0	Central Air to Air	$0	Central Air to Air	$0
Land SF	22,651	18,295	$0	41,643	$0	21,780	$0
Land Use Code	490028	462933	$0	622499	$0	484126	$0
Market Land Value	$490,028	$462,933	**$27,095**	$622,499	**$-132,472**	$484,126	**$5,902**
Outbuilding Value	0	0	$0	0	$0	0	$0
Total Adjustment		Net:13% Gross:19% $141,495		Net:-15% Gross:23% $-261,872		Net:2% Gross:12% $30,202	
Adjusted Sale Price		**$ 1,229,495**		**$ 1,488,128**		**$ 1,452,702**	
				Petitioner Comp		Petitioner Comp	

Grid Estimate:
N/A
(None)
Min: $1,229,495
Max: $1,671,597

	Subject	Comp #4	
			
Address	552 REMINGTON PL	463 LORRAWAY DR	
ID	R0356077	R0341687	
TASP / Date	**NA / 07/22/2024**	**$1,698,500 / 04/06/2023**	
Distance	-	2,371 ft	
Sale Price	$0	$1,700,000	$0
Adjusted Age	30	27	**$0**
Year Built	1994	1992	$0
Style	2 Story	2 Story	$0
Unit Type	N/A	N/A	$0
Quality	Very Good	Very Good	$0
Residential SF	4,131	3,858	**$47,900**
Garage SF	832	703	**$7,900**
Bsmnt SF	1,875	1,965	**$-5,000**
Basement Fin SF	1,053	1,316	**$-20,900**
Walkout	1	0	**$28,000**
Garden Lvl	N/A	0	$0
Fireplaces	2	3	**$-10,400**
HVAC	Central Air to Air	Central Air to Air	$0
Land SF	22,651	36,590	$0
Land Use Code	490028	564430	$0
Market Land Value	$490,028	$564,430	**$-74,403**
Outbuilding Value	0	0	$0
Total Adjustment		Net:-2% Gross:11%	$-26,903
Adjusted Sale Price			**$ 1,671,597**

Comparable	Adj. Sale Price
Comp #4	$ 1,671,597
Comp #2	$ 1,488,128
Comp #3	$ 1,452,702
Comp #1	$ 1,229,495

← Recommendation $1,420,000

DOUGLAS COUNTY ABATEMENT HEARING
REFEREE WORKSHEET

Petitioner: Matthew & Deborah Mathias Agent:

Parcel No.: R0622705 Abatement Number: 202600030

Assessor's Original Value: $246,285

Hearing Date: April 15, 2026 Hearing Time: 11:00 a.m.

1. The Douglas County Assessor was represented at the hearing by Tanner Lindt

2. The Petitioner was:
   a. ☐ present
   b. ☒ not present
   c. ☐ present/represented by Click here to enter text.
   d. ☐not present/represented by Click here to enter text.

3. Assessor's Recommended Value: $246,285 (no change in value)

Petitioner's Requested Value: $210,000

4. Petitioner presented the following testimony and documents in support of the claim: The petitioner requested that the property be designated as contiguous residential land with the lower assessment rate than vacant residential land and a value reduction to $210,000.

5. The Assessor presented the following testimony and documents in support of the Assessor's position:

a. ☐data from sales of comparable properties which sold during the applicable time period; and /or
b. ☐valuation using the cost approach; and/or
c. ☐a valuation using the income approach; and/or
d. ☒other: The assessor agreed that the classification be changed to contiguous residential.

THE REFEREE FINDS AND RECOMMENDS THAT THE PROPER CLASSIFICATION AND ACTUAL VALUE OF THE PROPERTY ARE:

Classification: Contiguous residential land (1112CP)

Total Actual Value: $246,285 (no change in value)

Reasons are as follows: Prior to hearing the assessor granted the contiguous residential classification. In support of the assigned value, the assessor provided three vacant land sales that support the assigned value of $246,285

IT IS THEREFORE RECOMMENDED that for the above-stated reasons, the Petition for Abatement is:

a. ☐Approved and the value of the subject property is reduced as set forth in the Findings and Recommendations herein

b. ☒ Approved in part as set forth in the Findings and Recommendations herein

c. ☐ Denied after abatement hearing

d. ☐ Administrative Denial is Granted

REFEREE:



s/ Jeffrey Hamilton *4-15-2026*
Name Date

Abatement Log No. 202600030

202600030 - 2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 02 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 01 (Month) 01 (Day) 2026 (Year)

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown (City or Town) CO (State) 80116 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

R0622705

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W of the 6th PM, County of Douglas, State of Colorado

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. (Attach additional sheets if necessary.) See attachment

Petitioner's estimate of value: $210,000 (Value) (2025) (Year)

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Martha Mathias
Petitioner's Signature
Deborah A Mathias

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Email _____

Printed Name: Matthew & Deborah Mathias

***Letter of agency must be attached when petition is submitted by an agent.**

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: _____ **Protest?** ☐ **No** ☐ **Yes (If a protest was filed, please attach a copy of the NOD.)**

☐ **Assessor recommends denial for the following reason(s):**

_____
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**

(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____

Petitioner's Signature **Date**

_____ _____

Assessor's or Deputy Assessor's Signature **Date**

Section IV: **Decision of the County Commissioners**

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/_____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ ***(being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

_____

Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____

County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____

Secretary's Signature Property Tax Administrator's Signature Date

15-DPT-AR No. 920-66/17

Addendum to Petition for Abatement or Refund of Taxes dated 12/2/2025

RE: Accounts R0622705 and R0622706 and Parcels 2347-334-02-001 and 2347-334-02-002

The above named parcels share a common property line and have been owned by the same owners for nearly 32 years.

A couple of years ago we had the property line that originally bisected the house on parcel 002 moved to create a vacant lot. To get that accomplished we had to jump through a lot of hoops and were required to complete a 10 item Lot Line or Easement Adjustment Submittal Checklist. Not on the list was an engineering review that was required and had a fee attached. Eventually, a Presubmittal Review was issued by the county with "Staff Comments". No where in any of the county's list of things we had to do or Staff Comments was there any mention of any consequences of moving a property line particularly in reference to creating a vacant lot and the effect that would have on property taxes or a remedy for such a situation.

We learned there is a designation for a vacant contiguous lot, owned by the same owner and used as an extension of the residential lot.

We are requesting that parcel 2347-334-02-001 be designated as a Contiguous Parcel retroactively to when the new parcel was recorded on March 15, 2023. We also request that a disclaimer about the potential consequences of moving a property line particularly one that creates a vacant lot be included in the instructions provided by the county to the property owner who is requesting a property line relocation

Brenda Davis

From: Assessors
Sent: Friday, January 2, 2026 2:46 PM
To: Felice Entratter; Brenda Davis
Cc: Becky Fischer
Subject: FW: Petition for Abatement of 2025 Taxes
Attachments: Tax Abatement 2025 request.pdf

From: Matt Mathias <mcm@damfine.com>
Sent: Friday, January 2, 2026 12:28 PM
To: Assessors <Assessors@douglas.co.us>
Subject: Petition for Abatement of 2025 Taxes

Caution: This email originated outside the organization. Be cautious with links and attachments.

Tony Damisch and DC Assessors Office,

Happy New Year.

As suggested, we have completed a Petition for Abatement of Taxes for 2025.
If you need any additional information, please contact us.
Thank you.

Matt & Deb Mathias

202600030 - 2025

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Douglas

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Received
JAN 02 2026
Douglas County Assessor's Office

Section I: Petitioner, please complete Section I only.

Date: 01 (Month) 01 (Day) 2026 (Year)

Petitioner's Name: Matthew & Deborah Mathias

Petitioner's Mailing Address: 11755 E Grant Rd

Franktown (City or Town) CO (State) 80116 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)
2347-334-02-001

R0622705

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
Flintwood Hills 2nd Addition, 3rd Amendment located i the SE 1/4 of Section 33, T7S, R65W of the 6th PM, County of Douglas, State of Colorado

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2025 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. (Attach additional sheets if necessary.) See attachment

Petitioner's estimate of value: $210,000 (Value) (2025 (Year))

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

Martin Mathias
Deborah A Mathias
Petitioner's Signature

Daytime Phone Number (303) 876-7667

Email mcm@damfine.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Email _____

Printed Name: Matthew & Deborah Mathias

***Letter of agency must be attached when petition is submitted by an agent.**

The assessed value and resulting tax amounts are calculated from the adjusted actual value. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

Tax Year _____

	Actual Value	Adjustment	Adjusted Actual Value	Assessment Rate	Assessed Value	Mill Levy	Tax
Original							
Corrected							
Abate/Refund							

☒ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2025 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☐ **Assessor recommends denial for the following reason(s):**

* See Transmittal

Felice Ostrander
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to $10,000)

The Commissioners of Douglas County authorize the Assessor by Resolution No. R-010-155 to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year 2025

	Actual	Assessed	Tax
Original	$246,285	$66,500	$5,836.44
Corrected	$246,285	$32,750	$1,440.41
Abate/Refund	$0	$33,750	$4,396.03

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature _____ Date _____

Assessor's or Deputy Assessor's Signature Julie Enoratten Date 3/5/2026

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on ____/____/____, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ (***being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this _____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: Action of the Property Tax Administrator

(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby
☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

Secretary's Signature _____ Property Tax Administrator's Signature _____ Date _____

15-DPT-AR No. 920-66/11

Transmittal Sheet for Abatement #: 202600030

Abatement #	202600030	**Staff Appraiser**	TJL
Tax Year	2025	**Review Appraiser**	RRM
Date Received	1/2/2026	**Recommendation**	Adjust
Petitioner	MATTHEW C MATHIAS & DEBORAH A MATHIAS	**Reason**	The land classification has been changed to contiguous residential, and the residential assessment rate will be applied.
Agent			
Petitioner's Request	Property Condition		
Petitioner's Requested Value	$210,000	**Assessor Final Review Value**	$246,285

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern boarder of Douglas County. The parcel is rolling hills with native grass and trees.

In appeal number 202506049 the Subject classification and valuation was appealed for tax year 2024. In that appeal, the property history was explained in depth with regards to administrative steps taken and the subsequent classifications. For tax year 2024 it was determined the Subject met the legal requirements to be classified as Contiguous Residential. It was also determined the Subject value was not the primary focus of the appeal, but it was supported by comparable sales. Therefore, the Assessor's Office recommended the Subject be reclassified to Contiguous Residential without a change to value, for tax year 2024.

The Petitioner's concerns from tax year 2024 are mirrored in this appeal for tax year 2025. The Subject continues to meet the three legal qualifications for Contiguous Residential, for tax year 2025.

Another review of comparable sales was performed because the 2024 valuation was based on sales from 7/1/2020 to 6/30/2022 whereas 2025 was based on sales from 7/1/2022 to 6/30/2024. Three comparable sales, included in the Valuation Summary, support the current valuation of $246,285 for the Subject for tax year 2025.

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2025, but remain valued at $246,285 for tax year 2025.

Local Government

Original Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	0100	0142	$246,285	$0	$246,285	27.000%	$66,500	4.2238%	$2,808.83
	Account Total:		**$246,285**	**$0**	**$246,285**		**$66,500**		**$2,808.83**

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	1112CP	0142	$246,285	$0	$246,285	6.250%	$15,390	4.2238%	$650.04
	Account Total:		**$246,285**	**$0**	**$246,285**		**$15,390**		**$650.04**

Refund Amounts - Local Government

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0622705	$246,285	$66,500	$2,808.83	$246,285	$15,390	$650.04	$2,158.79
Totals	**$246,285**	**$66,500**	**$2,808.83**	**$246,285**	**$15,390**	**$650.04**	**$2,158.79**

Transmittal Sheet for Abatement #: 202600030

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	0100	0142	$246,285	$0	$246,285	27.000%	$66,500	4.5528%	$3,027.61
	Account Total:		**$246,285**	**$0**	**$246,285**		**$66,500**		**$3,027.61**

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0622705	1112CP	0142	$246,285	$0	$246,285	7.050%	$17,360	4.5528%	$790.37
	Account Total:		**$246,285**	**$0**	**$246,285**		**$17,360**		**$790.37**

Refund Amounts - Schools

Account #	Original Total Actual Value	Original Adj Total Assessed	Original Total Taxes	Final Total Actual Value	Final Adj Total Assessed	Final Total Taxes	Refund Amount
R0622705	$246,285	$66,500	$3,027.61	$246,285	$17,360	$790.37	$2,237.24
Totals	**$246,285**	**$66,500**	**$3,027.61**	**$246,285**	**$17,360**	**$790.37**	**$2,237.24**

Total Tax Refund (Local Government + Schools)

Original Tax Local Govt	Corrected Tax Local Govt	Tax Refund Local Govt	Original Tax Schools	Corrected Tax Schools	Tax Refund Schools	Total Tax Refund
$2,808.83	$650.04	$2,158.79	$3,027.61	$790.37	$2,237.24	**$4,396.03**

TOBY DAMISCH

DOUGLAS COUNTY ASSESSOR'S OFFICE

VALUATION SUMMARY

OF
RESIDENTIAL IMPROVED PROPERTY

FOR
Douglas County Board of County Commissioners

MATTHEW C MATHIAS & DEBORAH A MATHIAS
PETITIONER

Vs.

DOUGLAS COUNTY ASSESSOR'S OFFICE
RESPONDENT

Parcel Number: 2347-334-02-001
Schedule Number: R0622705
Appeal Number: 202600030
Appraisal Date: June 30, 2024
Assessment Date: January 1, 2025
Report Date: 1/26/2026

2025 NOV Value: $246,285

Indicated Value: $246,285

VALUE DATA SUMMARY

This value data summary is not an appraisal report. This value data summary is only a summary of the level of value data as applied within the Assessor's computer assisted mass appraisal (CAMA) system to the subject property characteristics. This summary is intended only for ad valorem use purposes to demonstrate the applied approaches and development of the value assigned to the subject property by the Assessor's process and should not be relied upon by a third party for any other purpose other than the intended ad valorem use purposes. This summary has been prepared for use as supportive documentation in a hearing conducted by the Douglas County Board of Equalization.

The purpose of this summary is to demonstrate the development of the "actual value" (market value) as assigned to the subject property in its physical condition as of the January 1 of the applicable tax year(s), based on the previous June 30th level of value for the purpose of determining property taxes. Said value is established utilizing base period data from the time period of eighteen months prior to June 30, 2024. In the event of insufficient market data from this time period, the Assessor's Office reviews market data prior to the beginning of the level of assessment date, going back in six-month increments to a maximum study period of five years. When appropriate, all sales are to be time adjusted to the level of value period date as required by state statute. All actual values established by the Douglas County Assessor's Office have been made in conformance with applicable laws and administrative regulations.

This summary presents demonstrations of the data and methods that were applied in the mass appraisal process of establishing the actual value of the subject property. Other data and analyses are retained in the files of the Douglas County Assessor's Office. Additionally, a search has been made of private sales data, public records of assessor's offices, confidential records of the assessor's office, including Real Property Transfer Declarations (TD-1000 forms), Subdivision Land Valuation Questionnaires. Confirmation of data was by deeds, deeds of trusts, other public records, subscription services for fee, and/or principals or agents of individual transactions.

Multiple Regression Analysis (MRA) explores and quantifies the relationship between two or more components of known and available data (sale prices and property characteristics) to generate a market value. Regression does not require strict similarity between property sales because it estimates the value contribution (coefficient) for each attribute using a "goodness of fit" or error-minimizing technique. This methodology produces statistics about the quality of the attribute contribution. These statistics help evaluate the predictive accuracy of the regression equation, or essentially, the ability to predict sales price. The assessor's office tests for statistical compliance and equitable valuation. Overall, the goal is to provide a value model that best reflects market value.

The vacant land mass appraisal regression model utilized sales and an independent variable (square foot or acres) to predict the outcome of Y (value). The model is nonlinear such that as land size increases the value per unit (square foot or acres) decreases. This captures the economies of scale present in real estate markets.

Actual current use as of the date of assessment has been considered for the classification of the subject property as required by Colorado Revised Statutes §39-1-103. The actual current use may be different than the uses permitted by zoning or the Highest and Best Use. Therefore, while the subject property is classified based on the actual current use, the highest and best use has been considered in the determination of the actual value of the property.

ABATEMENT APPEAL # 202600030

ACCOUNT NUMBER: R0622705

SUBJECT DESCRIPTION

The Subject, Lot 8A-1, is a 1.712-acre vacant lot in the Flintwood Hills Subdivision near the eastern boarder of Douglas County. The parcel is rolling hills with native grass and trees.

SALES AND LISTING HISTORY

The most recent sale of the Subject Parcel was a sale for $135,000 on 1/14/1994 to the Petitioner.

CLASSIFICATION AND VALUATION DATA

The Petitioner's concerns are with the classification and valuation of their property. They believe the parcel should be classified as contiguous residential and valued at $210,000 based on their original appeal filing.

The Subject (Lot 8A-1) is adjacent to another lot (Lot 9A-1) which is improved with a residence and also owned by the Petitioner. For many years these lots were administratively grouped under one Assessor Account Number. This type of grouping was done in certain circumstances decades ago, when a property owner requested it, and it was a benefit to the property owner. In 2023, the Petitioner followed administrative protocols to have the Assessor's Office dissolve the grouping of the Subject and form two separate Assessor Account Numbers. In 2024, the Petitioner also followed administrative protocols to slightly move the lot line that separates these two lots.

Colorado has a preferential property assessment classification called Contiguous Residential. This classification allows a vacant parcel which functions as an extension of an improved residential parcel to receive a residential assessment rate, if three legal qualifications are met. Being a preferential classification a property owner must request the classification be applied to their property. In the case of the Subject, the Petitioner did not request the Contiguous Residential classification in 2024 or 2025.

This Abatement Appeal satisfies the Petitioner's obligation to request the Contiguous Residential classification. The Subject was reviewed to see if it met the three legal qualifications for Contiguous Classification. A review determined the Subject did meet all three qualifications.

Several conversations between the Assessor's Office and Petitioner took place both right before and after the filing of this appeal. These conversations included questions to understand the Petitioner's concerns, explanations of what had happened prior, and directions for filing appeals. What is notable is the Assessor's Office understood the primary Petitioner concern to be the classification and not the valuation of the Subject. For that reason, the analysis of comparable sales is presented in a more limited form below:

SALES

Reception #	Account #	Sale Date	TASP	Land Acres	Sub Name
2023043305	R0051650	9/29/2023	$250,000	2.75	FLINTWOOD HILLS
2022052064	R0092890	7/27/2022	$443,500	5	HOMESTEAD HILLS
2022055129	R0054463	8/12/2022	$350,000	2.182	METES AND BOUNDS

Subject	**$246,285**	**1.71**	**FLINTWOOD HILLS**

CONCLUSION

Therefore, based on the request for Contiguous Residential classification, the Subject meeting all three legal qualifications, and the sales reviewed, the Assessor's Office recommends the Subject be reclassified to Contiguous Residential (1112CP) for tax year 2025, but remain valued at $246,285 for tax year 2025.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Philip Domenico, Detentions Division Chief

DESCRIPTION: 2026-2027 Colorado Department of Human Services, Jail Based Behavioral Health Services Program Amendment #7.

SUMMARY: The Douglas County Sheriff's office has received a JBBHS program Amendment, Contract Amendment #7 from the Colorado Department of Human Services (CDHS), Behavioral Health Administration for JBBHS inmate re-entry services for the period of July 1, 2026 through June 30, 2027.

Since 2013, the Douglas County Sheriff's Office Detentions Division has been receiving JBBHS Program funding through CDHS. A portion of the JBBHS program budget is allocated to provide mental health counseling, substance abuse counseling, competency enhancement, and re-entry services to qualifying inmates released from the Douglas County Detention Facility. The entire JBBS program funding is in the amount of $560,000.AllHealth Network has been providing these JBBHS program services in past funding years and they will again be providing the JBBHS services for this funding period.

AllHealth will, therefore, be a subrecipient of the Department of Human Services JBBHS program funding in the amount of $361,028.

RECOMMENDED ACTION: Request that the Board accept the funding award and sign the JBBS Program Amendment #7 through DocuSign.

REVIEW:

Darren Weekly	Approve	5/7/2026
Jeff Garcia	Approve	5/7/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Cover Page
23 IBEH 174449 - Am 7 - (203689) - Douglas County - BHAS - JBBS

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Philip Domenico, Detentions Division Chief

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ATTACHMENTS:

23 IBEH 174449 - Am 7 - (203689) - Douglas County - BHAS - JBBS

COLORADO
Financial Services
Department of Human Services
Division of Contracts and Procurement

Contract Amendment #7

Signature and Cover Page

State Agency
Colorado Department of Human Services
Behavioral Health Administration

Contractor
Douglas County Colorado for the use and benefit of Douglas County Sheriff's Department

Current Contract Maximum Amount

Initial Term

State Fiscal Year 2023	$885,366.28

Extension Terms

State Fiscal Year 2024	$778,624.00
State Fiscal Year 2025	$688,550.00
State Fiscal Year 2026	$0.00*
State Fiscal Year 2027	$0.00*

*An appropriation for county organizations for the Jail Based Behavioral Health program General Accounting Encumbrance (GAE) is hereby added to this contract in the amount of $15,611,451 subject to available funds which are split among other Jail based vendors. See Exhibit A: Article 3, General Provisions, paragraph 3.3.6 General Accounting Encumbrance (GAE) and paragraph 3.3.6.1.

Total for All State Fiscal Years $2,352,540.28

Original Contract Number
23 IBEH 174449

Amendment Contract Number
27 IBEH 203689

Contract Performance Beginning Date
July 1, 2022

Current Contract Expiration Date
June 30, 2027

Signature page begins on next page.

The Parties Hereto Have Executed This Amendment

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

Contractor	**State of Colorado**
Douglas County Colorado for the use and benefit of Douglas County Sheriff's Department	Jared S. Polis, Governor Colorado Department of Human Services Michell Barnes, Executive Director
By: George Teal, Chair, Board of County Commissioners	By: Stephanie Beasley, Commissioner Behavioral Health Administration
Date: _____	Date: _____

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

State Controller
Robert Jaros, CPA, MBA, JD

By: Telly Belton/Toni Williamson/Amanda Rios/Nina Douglass

Amendment Effective Date:_____

1. Parties

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

2. Terminology

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. Amendment Effective Date and Term

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after the Amendment term shown in §3.B of this Amendment.

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment or July 1, 2026, whichever is later and shall terminate on the termination of the Contract.

4. Purpose

In accordance with the provisions of the Contract and its exhibits and attachments, the Contractor shall provide substance abuse and mental health treatment in the Douglas County jail.

The purpose of this amendment is to extend the contract for another year and update and replace the following exhibits with the most current versions for Fiscal Year 2027; the Exhibit A-4, Statement of Work and the Exhibit B-6, Budget.

5. Modifications

The Contract and all prior amendments thereto, if any, are modified as follows:

A. The Contract Initial Contract Expiration Date on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.
B. The Contract Maximum Amount table on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.
C. REPLACE Exhibit A-4, Statement of Work, with Exhibit A-5, Statement of Work, attached and incorporated by reference.
D. ADD Exhibit B-7, Budget, attached and incorporated by reference.

6. Limits Of Effect and Order of Precedence

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

Exhibit A-5 - Statement of Work
Jail Based Behavioral Health Services (JBBS)

1. Article 1 - Purpose and Target Population
   1.1. Purpose
      1.1.1. The purpose of the Jail Based Behavioral Health Services (JBBS) Program is to support County Sheriff's in providing screening, assessment, and treatment for offenders with substance use disorders (SUD) and co-occurring substance use and mental health disorders, as well as transition case management services to people who need such services while they are in jail. The Jail Based Behavioral Health Services (JBBS) Program has been operational since October 2011 with funding from the Correctional Treatment Cash Fund pursuant to Section 18-19-103 (5)(c)(V) and through funds authorized by the Colorado General Assembly (SB 12-163). The goal of the JBBS Program is to provide appropriate behavioral health services to inmates while supporting continuity of care within the community after release from incarceration. This approach shall result in greater treatment engagement in the community and decreased recidivism through better identification and treatment of behavioral health needs.
      1.1.2. In May 2018 the Colorado General Assembly passed Senate Bill 18-250, which mandated the JBBS Program under Colorado Revised Statutes 27-60-106. Additional mental health funding was allocated to the JBBS program to address gaps in services for mental health disorder screening, assessment, diagnosis, and treatment. Additionally, these funds may support psychiatric prescription services and purchase of medications. Sheriff's Departments that currently operate JBBS programs, as well as new applicants, are eligible to request these funds.
      1.1.3. To carry out the JBBS program, Sheriff's Departments may partner with local community provider(s) who can demonstrate the ability to provide services within the jail, and the capacity to provide or link individuals released from jail to free or low-cost services in the community.
   1.2. Target Population
      1.2.1. The Contractor, in accordance with the terms and conditions of this Contract, shall develop, maintain, and provide behavioral health services in the county jails for adult individuals 18 years of age and older that are residing in the county jail with substance use disorder or co-occurring substance use and mental health disorders and/or are residing in the jail awaiting sentencing.
         1.2.1.1. Priority shall be given to those identified to be a high jail utilizer, defined as three or more arrests in a year.
2. Article 2 - Definitions
   2.1. **"Agonists"** are substances that mimic the actions of a neurotransmitter or hormone to produce a response when it binds to a specific receptor in the

brain. Opioid drugs, for example heroin and methadone, are agonists that produce responses such as 'liking', analgesia and respiratory depression.

2.2. **"Antagonists"** are chemical substances that bind to and activate certain receptors on cells, causing a biological response. Oxycodone, morphine, heroin, fentanyl, methadone, and endorphins are all examples of opioid receptor agonists.

2.3. **"Behavioral Health Administration"**, or the BHA, is a cabinet member-led agency, housed within the Colorado Department of Human Services, designed to be the single entity responsible for driving coordination and collaboration across state agencies to address behavioral health needs.

2.4. **"Bridges Program/Court Liaison"** means an individual employed or contracted with the State Court Administrator's Office (SCAO) to implement and administer a program that identifies and dedicates local behavioral health professionals as court liaisons in each judicial district. These individuals are responsible for facilitating communication and collaboration between judicial and behavioral health systems. Additional information can be found by searching Bridges, on this website: https://www.courts.state.co.us/Administration/Unit.cfm?Unit=bridges

2.5. **"Case Manager"** assists in the planning, coordination, monitoring, and evaluation of services for a client with emphasis on quality of care, continuity of services, and cost-effectiveness.

2.6. **"Certified Addiction Specialist" (CAS)** is a professional who has specialized training and experience in treating substance use disorders. CASs work with clients to develop treatment plans and help prevent relapses. The CAS is a comprehensive certification for the provision of treatment in the addictive disorders, which includes specialty areas in alcoholism, drug addiction, eating disorders, gambling addiction, and sexual addiction.

2.7. **"Certified Addition Technician" (CAT)** is a professional who works with people struggling with substance use disorders. They provide support and help clients and their families understand addiction and recovery. A CAT certification requires courses such as addiction counseling skills, case conceptualization and documentation.

2.8. **"Colorado Department of Regulatory Agencies"** (DORA) is the state's umbrella regulatory agency, charged with managing licensing and registration for multiple professions and businesses, implementing balanced regulation for Colorado industries, and protecting consumers.

2.9. **"Contractor"** refers to the County Sheriff's Department that contracts for JBBS services through the BHA.

2.10. **"Critical Incidents"** are incidents or significant events involving a JBBS client that are of public concern and/or has jeopardized the health, safety and/or welfare of individuals or staff. CI's involving a JBBS client must be reported to the BHA within 48 hours of the event occurring. The assigned JBBS program manager should also be notified. This form can be found at:

https://docs.google.com/document/d/1Ium3YW-sO0GMCilXpwRiobQ33jPfUyVSicB-rqWjQjY/edit?tab=t.0

2.11. **"GAIN 3.2"** is the Global Appraisal of Individual Needs Assessment, version 3.2. This is the BHA's screening requirement for all participating JBBS programs.

2.12. **"HCPF"** - Colorado Department of Healthcare Policy and Financing

2.13. **"Jail Practice Transformation"** - A Framework for Improvement designed to help jails and health providers improve iteratively, assess their current transformation level using a corresponding rubric, and allow Behavioral Health Administration to tailor support and assistance accordingly. It also serves to recognize jails that achieve exemplary levels of practice.

2.14. **"Licensed Addiction Counselor" (LAC),** is a behavioral health clinician who can provide co-occurring services. Clinicians should hold a Master's degree or higher in Substance Use Disorders/Addiction and/or related counseling subjects from a regionally accredited institution of higher learning.

2.15. **"Licensed Clinical Social Worker" (LCSW)**, is a social worker trained in psychotherapy who helps individuals deal with a variety of mental health and daily living problems to improve overall functioning.

2.16. **"Licensed Professional Counselor" (LPC)** is a person engaged in the practice of counseling who holds a license as a licensed professional counselor issued under the provisions of the state of Colorado.

2.17. **"Long Acting Injectable" (LAI)** is an injectable medication that allows for the slow release of medicine into the blood. An LAI can last anywhere from 2-12 weeks, which helps to control symptoms of mental illness and / or substance use.

2.18. **"Memorandum of Understanding" (MOU)**, is an agreement between two or more parties. It expresses a convergence of will between the parties, indicating an intended common line of action. Sheriff's Offices participating in JBBS are required to have MOUs in place with all JBBS subcontractors. Copies of these agreements must be provided to the BHA JBBS Program Managers.

2.19. **"Partial Agonists"** are opioids that activate the opioid receptors in the brain, but to a much lesser degree than a full agonist. Buprenorphine is an example of a partial agonist.

2.20. **"Presentence Coordinator"** provides screening, assessment and case management services to those in custody, with the primary focus being on individuals who have repeated arrests in a calendar year. This person should be meeting with individuals to address intervention needs, transition planning and resource navigation, and should work collaboratively with individuals, colleagues, community resources and partners to create unique and individual plans that best address each client's needs.

2.21. **"Regional Accountable Entity" (RAE)** is responsible for building and supporting networks of providers, monitoring data and coordinating members' physical and behavioral health care. JBBS staff are encouraged to work with the RAE in their regions.

2.22. **"Release of Information" (ROI)** is a legal document or controlled process that authorizes the disclosure of an individual's personal, sensitive, or protected information to a specified third party.

2.23. **"Subcontractor"** is any entity the Contractor chooses to partner with in order to provide JBBS services.

3. Article 3 - General Provisions

3.1. General Administration

3.1.1. The Contractor, in providing required services hereunder, shall utilize and maintain a partnership with community provider(s) or individuals that are licensed, who are in good standing with the Department of Regulatory Agencies (DORA), have the ability to provide services within the jail or through televideo options, and have the capacity to provide free or low cost services in the community to inmates upon release.

3.1.2. **Program Coordinator**. The Contractor shall maintain a JBBS Program Coordinator position in accordance with this agreement. The JBBS Program Coordinator may be a full time or hourly position, and the salary shall align with Exhibit B, the Budget and Rate Schedule. The Program Coordinator shall attend JBBS Quarterly Meetings, Round Tables, and other meetings and training as required, and shall oversee the JBBS Program and its operations. The Program Coordinator is responsible for ensuring all data, invoices, and supporting financial documents are submitted correctly and timely. Any changes to the Program Administrator's' contact information must be communicated via email to the Behavioral Health Administration within one business day of change to cdhs_jbbs@state.co.us.

3.1.2.1. DELIVERABLE: Program Coordinator Contact Information

3.1.2.2. DUE DATE: Within One (1) Business Day of any changes to the Program Coordinator contact information

3.1.2.3. DELIVERED TO: cdhs_jbbs@state.co.us

3.1.3. **JBBS Program Coordination Group**. The Contractor shall maintain a Program Coordination group within the facility in support of the JBBS program. The Program Coordination Group shall meet on a regular basis to ensure project implementation and goals are progressing. In addition to monthly check-ins, the JBBS Program Coordinator or designee shall be available to attend periodic program coordination group meetings for technical assistance, contract management, and support based on agency needs. BHA reserves the right to record JBBS meetings as necessary.

3.1.3.1. The Program Coordination Group shall:

3.1.3.1.1. Discuss program implementation, which shall include challenges and successes,

3.1.3.1.2. Discuss training recommendations,

3.1.3.1.3. Measure the program's progress toward achieving stated goals, using data provided by BHA program manager(s) and Data & Monitoring Coordinator to guide work,

3.1.3.1.4. Use data and feedback provided by BHA program manager(s) and Data & Monitoring Coordinator to ensure program effectiveness and performance by discussing program needs and issues, and implementing changes that can help to enhance and improve the program,

3.1.3.1.5. Resolve ongoing challenges to program effectiveness,

3.1.3.1.6. Inform agency leaders and other policymakers of program costs, developments, and progress, and develop policies and procedures to ensure clinical staff have the resources and support required for service provision.

3.1.4. **Exit Survey**. Beginning in early SFY27, BHA will create a "JBBS Exit Survey" and access point on the JBBS website for jails to gather feedback from clients. Jails are encouraged to provide access to the survey and assistance as needed for clients to complete the "JBBS Exit Survey". Though it is highly recommended for every client discharged from JBBS to complete the survey, it is not required. However, the number of surveys completed by each program will be monitored and, depending on survey completion rates, this may be a requirement for future contracts if completion rates are low in SFY27.

3.1.5. **Work Plan**. The Annual Work Plan has been redesigned for SFY27. This new format was created as a way for programs to ensure they are aligned with key performance indicators that address the goals and objectives of the JBBS program.

3.1.5.1. https://docs.google.com/document/d/1DhAv3ZTAB1f8X2y4CpzDxhil5SztU3FeBObnHObiAwI/edit?tab=t.0

3.1.6. **Subcontractors**. The JBBS Program requires a subcontract or MOU be in place for any and all subcontractors. See Exhibit C, Miscellaneous Provisions, Section II for requirements regarding the use of subcontractors.

3.1.7. **Audits**. Participation in audits shall be required by participants when necessary. Clinical and financial documentation shall be made available when requested for onsite or virtual review by the Behavioral Health Administration, in addition to the location(s) where post-release treatment services are being provided.

3.1.8. **Recovery Support Services**. JBBS programs shall provide recovery support services including, but not limited to, clothes, transportation, food, emergency housing assistance, medication assistance, and/or basic hygiene items that assist in stabilizing the individual in the community. A list of allowable items is located in Exhibit B, the budget & rate schedule.

3.1.9. **Cultural Competency**. The Contractor shall provide culturally competent and appropriate services, per National Standards for Culturally and Linguistically Appropriate Services (CLAS Standards), available at https://thinkculturalhealth.hhs.gov/clas/standards. The Contractor shall also make reasonable accommodations to meet the needs of Individuals who are physically challenged, deaf or hearing impaired, or blind.

3.1.10. **Medication Consistency**. The Contractor is encouraged, though not required, to participate in the Minnesota Multistate Contracting Alliance for Pharmacy Cooperative Purchasing Agreement to purchase medication and to utilize the Psychotropic Medication formulary developed by BHA in collaboration with HCPF in accordance with SB 17-019. The Psychotropic Medication Formulary is available to all jails and is updated annually in accordance with the The Pharmacy & Therapeutics (P&T) Committee through the Department of Healthcare Policy and Financing.

3.1.10.1. This committee shall:

3.1.10.1.1. Review drugs or drug classes selected by the Department,

3.1.10.1.2. Consider drug safety and efficacy and other review criteria requested by the Department,

3.1.10.1.3. Make clinical recommendations on drugs or drug classes,

3.1.10.1.4. Perform any other act requested by the Department necessary for the development and maintenance of the Preferred Drug List as described in 10 C.C.R. 2505-10, Section 8.800, and

3.1.10.1.5. Meet, at a minimum, quarterly at the discretion of the Department or the P&T Committee.

3.1.10.2. The psychotropic formulary drug classes shall be reviewed on an annual basis, and all updates shall be reflected by March 15 annually. The updated version of the formulary shall be made available to county jails by BHA. The HCPF Pharmacy and Therapeutics workgroup reviews this annually and determines if changes need to be made. The newly updated/approved version will be updated by May each year and posted on the Medication Consistency website. Jails shall utilize the Psychotropic Medication Formulary as guidance for prescribing such medications to individuals in the carceral setting. As requested by BHA, Contractor shall provide a copy of any additional medication formularies utilized in the jail to ensure medication consistency. A copy of the BHA and HCPF formulary is available on the BHA Medication Consistency Page at https://bha.colorado.gov/behavioral-health/medication-consistency. The Contractor shall not bill program participants for appointments or medications otherwise covered by JBBS. See

Exhibit B, the budget and rate schedule for a list of covered medications.

3.1.10.2.1. JBBS shall use their discretion to consider paying for a client's psychotropic medication with approval from the assigned program manager with proof of program enrollment (ie; completed GAIN assessment) and protocol that ensures client safety and therapeutic effectiveness of the medication.

3.1.11. **Crisis Intervention**. Crisis intervention is allowable for JBBS providers who hold the necessary licenses while working in the jail during their shift to support therapeutic mental health interventions as they occur. Crisis intervention shall not interfere with current JBBS services actively being administered, but shall be utilized in the event an individual is experiencing a crisis and no additional providers are available.

3.2. Confidentiality and HIPAA / 42 CFR Part Two

3.2.1. **HIPAA Business Associate Addendum / Qualified Service Organization Addendum**. The Contractor shall agree to comply with the terms of the HIPAA Business Associate Addendum / Qualified Service Organization Addendum, Exhibit D of this Contract.

3.2.2. **Third Parties and Business Associate Addendum / Qualified Service Organization Addendum**. The Contractor shall require all third parties, including subcontractors or other partner agencies completing work pursuant to this contract, agree to the most recent CDHS version of the HIPAA Business Associate Addendum / Qualified Service Organization Addendum, found in Exhibit D of this Contract. A HIPAA Business Associate Addendum / Qualified Service Organization Addendum shall be required between subcontracted treatment provider agencies for any program that has more than one treatment subcontractor agency rendering services in the jail in order to share assessments and screenings between subcontracted treatment provider agencies. Copies of all JBBS subcontracts must be provided to BHA within thirty (30) days of the agreements being signed. It is the responsibility of the Contractor to ensure all Subcontractors are reimbursed for services rendered within thirty (30) days of receipt of an invoice.

3.2.3. **Information Sharing**. For the sole purpose of ensuring medication consistency for persons with mental health disorders involved in the criminal justice system, participating in the JBBS program, Contractor shall share patient-specific mental health and treatment information with all subcontractors, clinicians, and providers involved in the individual's plan of care. All information sharing must comply with confidentiality requirements, including any necessary memorandums of understanding between providers, set for in the federal “Health Insurance Portability and Accountability Act of 1996”, 45 CFR Parts 2, 160, 162, and 164.

3.2.4. **Additional Measures**. The Contractor shall agree to the following additional privacy measures:

3.2.4.1. Safeguards

3.2.4.1.1. The Contractor shall take appropriate administrative, technical, and physical safeguards to protect the data from any unauthorized use or disclosure not provided for in this agreement.

3.2.4.2. Confidentiality

3.2.4.2.1. The Contractor shall protect data and information according to acceptable standards and no less rigorously than they protect their own confidential information. The Contractor shall ensure that individual level identifiable data or Protected Health Information (PHI) shall not be reported or made public. The Contractor shall ensure that all persons (e.g., interns, subcontractors, staff, and consultants) who have access to confidential information sign a confidentiality agreement. It is recommended that participating jails have a universal ROI for JBBS clients to sign to ensure appropriate continuity of care.

3.3. Financial Provisions

3.3.1. Adopted on January 1, 2024, Rule 7-2; 3.1 states: Unless otherwise authorized by law, unexpended appropriations expire at the end of each fiscal year and do not continue into a subsequent fiscal year. Open encumbrances at the end of a fiscal year do not constitute an obligation against that year's appropriation. §24-75-102, C.R.S.: Except as otherwise provided by law, all monies appropriated by the general assembly shall be expended or encumbered, if authorized by the controller, only in the fiscal year for which it was appropriated. Except as otherwise provided by law, any money unexpended or not encumbered from the appropriation to each department for any fiscal year shall revert to the general fund or, if made from a special fund, to such special fund.

3.3.2. **Cost Reimbursement / Allowable Expenses**. This contract is paid by cost reimbursement. The rate schedule is non-exhaustive; other items expensed to this Contract must be reasonable toward completion of the contract terms, be reviewed by the JBBS program manager, and shall not exceed any detail in the budget in this regard. Documentation of all monthly expenses shall be submitted along with the invoice each month. If a purchase is being requested that falls outside of the rate schedule, the Program Coordinator is required to make this request in writing for review by Program Managers.

3.3.3. **Staff Time Tracking and Invoicing**. The Contractor shall ensure expenses and staff time are tracked and invoiced separately for each program or funding stream. Any other funding sources or in-kind

contributions supporting the JBBS Program shall be disclosed in the invoice submission. Invoices and supporting financial documents will be submitted to cdhs_BHApayment@state.co.us, by the 20th of the following month.

3.3.4. **Procurement Card**. Counties may consider the use of a procurement card to be used for expenses related to the JBBS program. The Contractor shall follow its county's internal guidance and policies for use of procurement cards.

3.3.5. **Other Financial Provisions**. Invoicing instructions are further defined in Exhibit C, Miscellaneous Provisions.

3.3.6. **General Accounting Encumbrance**. Payment to the Contractor shall be made from available funds encumbered and shared across multiple contractors. The State may increase or decrease the total funds encumbered at its sole discretion and without formal notice to the Contractor. No minimum payment is guaranteed to the Contractor. The liability of the State for such payments is limited to the encumbered amount remaining of such funds.

3.3.6.1. Total payments requested for State Fiscal Year 2027 must be summarized and included in every invoice. Yearly invoice totals for the State Fiscal Year 2027 must not exceed $15,611,451 across all Contractors. This funding is subject to State approval and may be subject to adjustments.

4. Article 4 - Activities and Services

4.1. Substance Use Disorder (SUD) Treatment Services

4.1.1. Licensed Substance Use Disorder Treatment Requirements

4.1.1.1. Eligible individuals must have a substance use disorder and/or a co-occurring mental health disorder (determined by SUD and MH screening) to be eligible to receive services under the JBBS program.

4.1.1.2. Individual treatment providers who are providing clinical services must hold a Substance Use Disorder Provider license and be in good standing with the Colorado Department of Regulatory Agencies (DORA).

4.1.1.3. The Contractor shall implement policies and procedures on how the subcontracted treatment provider(s) shall manage and maintain clinical records for the individuals served at the outpatient community location. The providers must follow the same protocols and policies for record management for services offered in the jail.

4.1.1.4. The Contractor shall provide appropriate screening(s), assessment(s), brief intervention and linkage to care in the community, based on an individualized treatment and, or transition plan.

4.1.1.5. Each individual's treatment or transition plan shall incorporate:

4.1.1.5.1. Summary of the continuum of services offered to individuals based on evidence-based curricula.
4.1.1.5.2. Frequency and duration of services offered.
4.1.1.5.3. Description of how services are divided if an individual's treatment will be provided by more than one treatment provider/agency.
4.1.1.5.4. The individual's natural communities, family support, and pro-social support.

4.1.2. Standards and Requirements

4.1.2.1. **Authorizing Legislation and Description of Services**.

4.1.2.1.1. The Jail Based Behavioral Health Services (JBBS) Program is funded through the Correctional Treatment Cash Fund legislated in the passage of Senate Bill 12-163. Section 18-19-103 (c), C.R.S. directs the judicial department, the Department of Corrections, the state board of parole, the Division of Criminal Justice of the Department of Public Safety, and the Department of Human Services to cooperate in the development and implementation of the following:

4.1.2.1.1.1. Alcohol and drug screening, assessment, and evaluation,
4.1.2.1.1.2. Alcohol and drug testing,
4.1.2.1.1.3. Treatment for assessed substance abuse and co-occurring disorders, and
4.1.2.1.1.4. Recovery support services.

4.1.2.1.2. The Correctional Treatment Fund Board has determined the Jail Based Behavioral Health Services (JBBS) Program meets the requirements set forth in SB 12-163.

4.1.2.2. **Level of Program Care**. Services offered by the Contractor hereunder shall meet ASAM Level 1.

4.1.3. Data Reporting

4.1.3.1. Contractor shall be required to report client information into databases selected by the Behavioral Health Administration. For SFY27, BHA has elected to use Civicore, owned and operated by "Libera", and Chestnut Health Systems, Inc. ("Chestnut"), the sole provider of the GAIN (Global Appraisal of Individual Needs). Platform names are subject to change. Each agency's user agreements must be in place with BHA and, or each individual jail. BHA reserves the right to change the client information databases at its discretion. Any such change will be announced ahead of time and shall provide further instructions regarding usage and user agreements.

4.1.3.2. Data must reflect current enrollment of all program participants, along with the services provided, by the 15th day of each

calendar month to allow BHA staff to utilize current data. The following data elements shall be captured in the Civicore JBBS database, or another database as prescribed by BHA:

4.1.3.2.1. A record for each individual who screened "positive" for a mental health disorder or substance use disorder; other screenings completed (including the GAIN 3.2 when required) and results thereof.

4.1.3.2.2. Basic demographic and working diagnosis information (including veteran status and pregnancy status, if applicable).

4.1.3.2.3. The type and dosage of medications provided for Medication Assisted Treatment (MAT). Please see Exhibit B for allowable medications.

4.1.3.2.4. Number of individuals who successfully transition to community-based services upon release.

4.1.3.2.5. Program discharge outcomes and treatment status in the community after discharge.

4.1.3.2.5.1. DELIVERABLE: Participant Enrollment Data

4.1.3.2.5.2. DUE DATE: by the 15th day of each Calendar month

4.1.3.2.5.3. DELIVERED TO: Civicore Database, or another database as directed by BHA

4.1.3.3. The Contractor shall respond to BHA's inquiries about data submissions within two (2) business days and work with BHA to quickly resolve any data related issues.

4.1.3.4. The Contractor shall notify BHA of any staffing changes within 48 hours, so that individual's database access can be deactivated.

4.1.4. Performance Measures

4.1.4.1. **Transition Tracking Outcomes**. The goal of the JBBS program is to identify treatment service needs and assist with engagement in community based treatment services upon release. If the individual is still receiving services upon release, by way of JBBS funds, Contractor or Subcontractor shall continue to track these individuals in Civicore until that individual is no longer enrolled in the program. If a client remains engaged in treatment post-release, JBBS may continue to provide support through the Contractor's Recovery Support Services section of their budget for up to twelve (12) months. The following are the treatment status options:

4.1.4.1.1. Deceased – In the event of death of the individual post-release.

4.1.4.1.2. In Treatment – Individual is engaged in community-based treatment services as recommended in the transition plan.

4.1.4.1.3. New Crime/Regressed - Individual returned to jail for violations or committed a new crime.

4.1.4.1.4. Not Applicable - Individual sentenced to Department of Corrections, Probation, Community Corrections, or treatment status not applicable at month two, six, or twelve due to prior tracking status of Deceased, New Crime/Regressed, or Treatment Completed.

4.1.4.1.5. Not in Treatment – Individual is reported by the community-based treatment provider as not in treatment or the individual reports to not be in treatment services as recommended on the transition plan.

4.1.4.1.6. Status Unknown – Individual cannot be located.

4.1.4.1.7. Treatment Completed – Individual has completed treatment as recommended in the transition plan.

4.1.4.2. **Recidivism**. JBBS aims to decrease the rate of reincarceration of former JBBS participants. This approach is intended to result in greater treatment engagement in the community and decreased recidivism through better identification and treatment of behavioral health needs. BHA may conduct an annual analysis of recidivism. The following will apply to this analysis:

4.1.4.2.1. JBBS participants who have received treatment services or groups will be included in the recidivism analysis.

4.1.4.2.2. Recidivism" is the analysis that will be defined as re-arrest and reincarceration for a new crime or a technical violation related to the individual's original charge.

4.1.4.2.3. Recidivism Reporting. Programs will ensure that data in the JBBS Database pertaining to the most recent complete fiscal year (July 1 - June 30) is verified and correct by the 15th of July following the fiscal year so that the recidivism analysis may be completed by BHA.

4.2. Mental Health Treatment (SB 18-250)

4.2.1. Services

4.2.1.1. Jails shall utilize evidence-based screening tool(s) and practices to screen for any potential mental health and/or substance use disorders and withdrawal, as well as suicide risk.

4.2.1.2. The Contractor shall:

4.2.1.2.1. Provide adequate staff to complete behavioral health screenings, prescribe psychiatric medications as necessary; and provide mental health counseling, substance use disorder treatment and transitional care coordination.

4.2.1.2.2. Upon identification of an individual who may be a candidate for JBBS services, a referral by jail staff shall be made to a JBBS clinician within 48 hours, or, when the

individual is medically cleared to be screened, via the appropriate channels.

4.2.1.2.3. Assess individuals booked into the jail facility who show an interest in the JBBS program for psychiatric medication needs by requesting and reviewing medical and prescription history.

4.2.1.2.4. Have access to psychiatric medications, as defined by the medication formulary established pursuant to section 27-70-103 or by their contracted medical provider.

4.2.1.2.5. Coordinate services with local community behavioral health providers prior to the release of an individual to ensure continuity of care following their release from the jail.

4.2.1.2.6. Complete the GAIN 3.2 assessment with an individual enrolled in the JBBS program within 14 calendar days of program enrollment, and use the information obtained in this assessment to assist in the individual's treatment plan.

4.2.1.2.6.1. The Contractor shall monitor and make reasonable efforts to ensure that all participants complete a GAIN assessment a recommended minimum of every 90 days thereafter, to track progress. Other site-specific tools can be utilized in addition to the GAIN if this is a requirement of the Subcontractor’s agency.

4.2.2. Training and Meetings

4.2.2.1. The Contractor shall provide training to improve correctional staff responses to people with mental illness. The Contractor shall determine the amount of training necessary to ensure, at a minimum, a group of trained staff is able to cover all time shifts. The training shall provide sufficient opportunities for hands-on experiential learning, such as role play and group problem solving exercises. Cross-training opportunities shall be provided to behavioral health personnel and other stakeholders to help improve cross-system understanding. BHA can provide assistance with training the Medical Team staff regarding the MAT services and resources across the State.

4.2.2.1.1. Program Orientation: The Contractor shall attend a mandatory orientation session with the BHA Program Manager and Fiscal Staff.

4.2.2.1.2. Program Meetings and Required Training: Program meetings and other required training shall be scheduled throughout the term of the JBBS Program contract.

4.2.3. Evidence Based Practices

4.2.3.1. The Contractor shall use evidence-based and promising practices within the screening and service delivery structure to support effective outcomes.

4.2.4. Individualized Service Provision

4.2.4.1. The Contractor shall link individuals referred to the program to community based behavioral health supports and services, as appropriate based on the specific needs of the individual to ensure wraparound services are in place to reduce the risk of the individual returning into the justice system.

4.2.5. Standards and Requirements

4.2.5.1. Mental Health Treatment Providers. The subcontracted mental health treatment provider(s) or individual(s) shall be licensed and in good standing with the Department of Regulatory Agencies (DORA). The subcontracted mental health treatment provider(s) shall adhere to all rules and regulations set forth by their license and are prohibited from practicing outside their scope of training.

4.3. Pre-Sentence Re-Entry Coordinator Services

4.3.1. JBBS Pre-Sentence Reentry Coordinator Services

4.3.1.1. The Contractor shall refer individuals to behavioral health services, after the booking process is complete and specific needs of the individual are identified, to ensure wraparound services are in place to reduce the risk of the individual returning into the justice system. Below is a list of services Contractor shall provide:

4.3.1.1.1. Behavioral Health Screening: The Contractor shall coordinate with the existing jail processes to identify the population that will have a shorter length of stay within the jail and who screens positive for a substance use disorders, co-occurring mental health and substance use disorders, and/or are identified to be a suicide risk.

4.3.1.1.2. High Jail Utilizers: The Contractor shall identify individuals that have three or more arrests in the past year and shall be a priority population to receive services to target the needs.

4.3.1.1.3. Brief Intake Assessment. The Contractor may provide a brief intake to assess immediate behavioral health needs within 48 hours. BHA recommends using the Risk Need Responsivity Model: https://tools.gmuace.org/files/RNR_Practitioner_Pub_FINAL_2.12.13.pdf

4.3.1.1.4. Open Referral Process. The Contractor shall facilitate an open referral process with individuals where transitional

resource packets are shared, reviewed and completed. The JBBS Pre-sentence Reentry Coordinator shall make referrals and coordinate services with licensed or certified behavioral health professionals, prior to the release of an inmate, to ensure continuity of care. The JBBS Pre-Sentence Reentry Coordinator shall make referral appointments based upon need and provide the appointment date to the individual before release.

4.3.1.1.5. Intervention/Therapy. The Contractor shall offer brief intervention and/or therapy to inmates as necessary.

4.3.1.1.6. Coordinate Referral Information. The Contractor shall coordinate with community entities as applicable (i.e., pre-trial, probation, community corrections, therapeutic communities) to ensure the supervision entities are made aware of the individual's assessed needs and scheduled appointments.

4.3.2. Service Provision

4.3.2.1. A report of high jail utilizers shall be run every five to seven days. Based on this list, JBBS staff shall review those who would not qualify for pre-sentence reentry coordination services.

4.3.2.1.1. Once the list of high jail utilizers is reviewed, the pre-sentence coordinator (PSC) shall meet with those individuals to identify their needs.

4.3.2.1.2. Based on the information gathered through this tool (and other information where applicable), the pre-sentence coordinator shall create a discharge packet to be given to the individual upon their release.

4.3.2.1.3. A discharge plan shall include, but is not limited to, referral or resource information for the following categories: mental health services, medication, substance abuse services, medication assisted treatment, health care/medical services, benefits, food, clothing, transportation, housing, identification needs, employment, and disability income resources.

4.3.2.1.4. If the individual wants their discharge plan shared with any of the referral community agencies, they shall be required to sign a release of information.

4.3.2.2. If an individual is sentenced, the pre-sentence coordinator shall assist them with appointments in the community prior to their release. If a client reports opiate use, they shall be referred to medical for the appropriate MAT services.

4.3.2.3. The contractor shall seek partnerships with the Regional Accountable Entity (RAE) to ensure referrals are made in a timely manner with community treatment providers.

4.3.3. Data Accessibility

4.3.3.1. The Pre-Sentence Reentry Coordinator position shall be given access to, receive training on, and be able to utilize the data in the Jail Management System (JMS) in order to target the high jail utilizers.

4.3.4. Data Entry

4.3.4.1. All discharge plans/notes shall be entered in Civicore under the services tab as "Community Resources and Access". Any additional follow-up shall be entered under the services tab utilizing the drop down option that most closely represents what services are being provided.

4.4. Medication Assisted Treatment

4.4.1. Provision of Medication-Assisted Treatment.

4.4.1.1. The Contractor shall hire MAT providers to support MAT programs in their facility. MAT treatment includes development and implementation of medication-assisted treatment, approval of prescribers by the United States Drug Enforcement Agency, other appropriate withdrawal management care, and assistance with identifying bulk purchasing opportunities for necessary services. The facility shall offer medication approved by the federal Food and Drug Administration that are approved to treat opiate use disorder, which must include agonists, partial agonists, and antagonists, to a person in custody with an opiate use disorder. The person, in collaboration with the treating provider, shall be given a choice concerning what medication is prescribed, based on the facility's medication formulary. The Contractor or designee, shall be responsible for documenting individual-level MAT services provided, including date of service, type of service, duration of service, specific MAT medication provided, frequency of dosage, and any additional applicable information. Contractors engaging in MAT treatment shall expand access to care for persons who are incarcerated with substance use disorder (SUD) through the following activities:

4.4.1.1.1. Have a policy in place for the provision of Medication-Assisted Treatment (MAT) and how it will be implemented. A copy of this policy shall be provided to the BHA by June 15 annually.

4.4.1.1.1.1. DELIVERABLE: MAT Policy

4.4.1.1.1.2. DUE DATE: June 15th, annually

4.4.1.1.1.3. DELIVERED TO: cdhs_jbbs@state.co.us

4.4.1.1.2. Identify program appropriate individuals via evidence-based screening.

4.4.1.1.3. Link persons with a community based clinical care provider.

4.4.1.1.4. Initiate MAT for SUD and retain in MAT/optimize retention to MAT while in jail.
4.4.1.1.5. Provide patient education surrounding SUD and the types of treatment available in their community.
4.4.1.1.6. Develop and routinely review individualized treatment plans.
4.4.1.1.7. Have fentanyl related considerations for withdrawal management.
4.4.1.1.8. Provide overdose reversal medication at release.

4.4.2. Allowable Expenses

4.4.2.1. The following are allowable expenses in the provision of MAT services, reimbursable in accordance with the BHA-approved rate schedule or prior authorization from JBBS Program Manager. For a full list of allowable medications, please see the "medications" section in Exhibit B.

4.4.2.1.1. Fee for service agreements with Contractors for treatment, medical staff, and medications.
4.4.2.1.2. Required medications, handled subject to Controlled Substance / Medication Assisted Treatment licensing requirements, including medications for overdose reversal such as Naloxone or Kloxxado.
4.4.2.1.3. DEA licensing services.
4.4.2.1.4. Temporary or Permanent staffing services for positions related to the implementation of MAT services. These could be both sworn and civilian positions.
4.4.2.1.5. Facility and equipment upgrades related to MAT, per JBBS program manager approval.
4.4.2.1.6. Training and staff development for MAT. Invoice requests are due to BHA as expenses are incurred. Only one month's expenses are allowed per invoice.
4.4.2.1.7. Technical assistance.
4.4.2.1.8. Training services for jail staff as it relates to MAT.
4.4.2.1.9. Consultation services for jail staff and community providers as it relates to MAT.
4.4.2.1.10. Advertising, marketing or public relation services regarding MAT services.
4.4.2.1.11. Human Services collaboration as it pertains to Medicaid enrollment prior to release from jail.
4.4.2.1.12. Translation services for those receiving MAT services when needed.
4.4.2.1.13. Delivery of MAT medications.
4.4.2.1.14. Community re-entry services as related to MAT services.

4.4.3. Standards and Requirements

4.4.3.1. Program Policies and Plans

4.4.3.1.1. Contractor shall adhere to the policy or plan for its jail submitted to satisfy the deliverable described in Article 5.2.1.

4.4.3.1.2. A Sheriff who is the custodian of a county jail or city and county jail may enter into agreements with community agencies, behavioral health organizations, and substance use disorder treatment organizations to assist in the development and administration of medication-assisted treatment in the jail.

4.4.3.1.3. Jails shall provide a plan to BHA by December 31 detailing the sustainability of their respective MAT programs beyond the fiscal year or when funds are fully expended. This plan shall include how the jail will continue to provide MAT services and the expected funding sources. Counties are encouraged to use county funding available from a settlement or damage award from opiate-related litigation to support jails in complying with the requirements of this section.

4.4.3.1.3.1. DELIVERABLE: MAT Sustainability Plan

4.4.3.1.3.2. DUE DATE: December 31st, annually

4.4.3.1.3.3. DELIVERED TO: cdhs_jbbs@state.co.us

4.4.3.2. License Requirements

4.4.3.2.1. Providers licensed as an Opioid Treatment Program (OTP) shall adhere to various elements and sections of 2 CCR 502-1 Behavioral Health Rules including but not limited to 21.320 Opioid Treatment Programs (OTP) and 21.300 Licensing of Substance Use Disorder Programs Using Controlled Substances.

4.4.3.2.2. All BHA-licensed agencies (including OTPs) storing and dispensing from stock-controlled substances for the purpose of treating a substance use disorder or withdrawal from a substance use disorder shall adhere to 2 CCR 502-1 Behavioral Health Rules regarding 21.300: Controlled Substance License Requirements, which includes direction on the safe storage and handling of controlled substances.

4.4.3.3. Level of Program/Care

4.4.3.3.1. OTPs seeking a Controlled Substance License must also apply for approval to operate as a Behavioral Health Entity (BHE), identifying which ASAM level of care they will choose to operate at and follow BHA regulatory guidelines that define that level of care within 2 CCR 502-1.

5. Article 5 - Deliverables

5.1. Deliverables for all JBBS Programs

5.1.1. Quarterly Survey. The Contractor shall submit to the State responses to the JBBS Quarterly Survey. The survey shall be sent to the Contractor on or around the 15th of the month, following the end of the previous quarter. Responses shall be due to the state one month after receipt of the survey. The first quarter shall be July, August, and September. The second quarter shall be October, November, and December. The third quarter shall be January, February, and March. The fourth quarter shall be April, May, and June.

5.1.1.1. DELIVERABLE: Quarterly Survey

5.1.1.2. DUE DATE: Within 30 days of receipt of the survey

5.1.1.3. DELIVERED TO: cdhs_jbbs@state.co.us

5.1.2. JBBS Database Reporting.

5.1.2.1. The Contractor or designated subcontractor shall complete all applicable data fields in the JBBS (Civicore) Database using the following URL: https://fw.civicore.com/jbbhs or another data system as prescribed by BHA. All data entry shall be updated on an ongoing basis, and must reflect current individual enrollment and services provided by the 15th of each month following the month when the service was provided.

5.1.2.1.1. DELIVERABLE: Data Reporting

5.1.2.1.2. DUE DATE: The 15th of each month

5.1.2.1.3. DELIVERED TO: https://fw.civicore.com/jbbhs

5.1.2.2. Data Entry shall include:

5.1.2.2.1. Basic individual demographic and working diagnosis information.

5.1.2.2.2. Booking date (date that the individual was booked into jail).

5.1.2.2.3. Screening date.

5.1.2.2.4. Client eligibility for JBBS services.

5.1.2.2.5. Whether or not the client declined JBBS services.

5.1.2.2.6. Whether or not the client was released from the facility before being admitted to JBBS.

5.1.2.2.7. Admission date (date the individual was formally admitted to the program or when they began receiving JBBS services).

5.1.2.2.8. Whether or not the client was enrolled in JBBS in another facility and, if so, which facility, the reason for re-arrest, and the contributing factor for re-arrest.

5.1.2.2.9. Whether or not the client was discharged from JBBS services.

5.1.2.2.10. Whether or not the client was released from jail.

5.1.2.2.11. Discharge date. BHA utilizes discharge and admission dates to approximate sentence length and measure progress toward shortening sentence lengths.

5.1.2.2.12. Discharge type (unsuccessful discharge or successful discharge, depending on whether the individual is actively participating in the JBBS program at the time of discharge). If it is an unsuccessful discharge, the reason for the unsuccessful discharge.

5.1.2.2.13. Primary diagnosis and secondary diagnosis (if applicable).

5.1.2.2.14. Screening results:

5.1.2.2.14.1. GAIN 3.2 assessment completed (to include questions related to TBI). If the TBI screen is positive, referral should be made to an outside agency.

5.1.2.2.15. Date tracked and treatment status in the community, tracked at month 1, month 2, month 6, and month 12 after discharge.

5.1.2.2.16. Individual-level services provided (date of service, type of service, duration of service, and any additional information), including any Medication Assisted Treatment services provided (date of service, duration of service, type of MAT service, specific MAT medication, and any other applicable information, including frequency of dosage).

5.1.2.2.17. Date, duration, and participants who attended for treatment or case management group sessions.

5.1.2.2.18. The contractor shall utilize the Health Information Exchange platform (if available in the jail) that serves to provide an additional relevant source of longitudinal health data that can inform & support better treatment options, coordination of care and a better understanding of the whole health of each individual so they can provide the safest and most effective treatment recommendations.

5.1.3. Workgroup Attendance. BHA facilitates JBBS Program Meetings every other month. <u>The Contractor shall ensure that a representative from each jail participates in these meetings.</u> The representative(s) who attends the meetings shall be responsible for relaying the information discussed during the meetings to the rest of the Contractor's program organizational structure.

5.1.4. Critical Incidents. The Contractor shall ensure any critical incident involving a JBBS client is documented and shared with the Behavioral Health Administration via an encrypted email to cdhs_jbbs@state.co.us, within 24 hours of the time the incident occurs. The Contractor shall

include this reporting requirement in all subcontractor agreements. The contractor shall submit all critical incidents utilizing the Critical Incident Form Template: https://docs.google.com/document/d/1Ium3YW-sO0GMCilXpwRiobQ33jPfUyVSicB-rqWjQjY/edit?tab=t.0

5.1.4.1. DELIVERABLE: Critical Incident Report

5.1.4.2. DUE DATE: Within 24 hours of the critical incident

5.1.4.3. DELIVERED TO: cdhs_jbbs@state.co.us

5.1.5. Copy of Proposed Subcontract. The Contractor shall provide to BHA a copy of all subcontracts between the Contractor and any potential provider of services to fulfill any requirements of this Contract, to cdhs_jbbs@state.co.us within 30 days of subcontract execution. The subcontract shall be evaluated to ensure it is in compliance with the requirements outlined in this contract:

5.1.5.1. DELIVERABLE: Send BHA copies of all proposed subcontracts

5.1.5.2. DUE DATE: Within 30 days of being signed and by July 30th, annually

5.1.5.3. DELIVERED TO: cdhs_jbbs@state.co.us

5.1.6. Site Visits. The JBBS Program Manager(s) may conduct site visits for the purpose of providing technical assistance support and quality assurance monitoring of the program on a periodic/as needed basis.

5.1.7. Monthly Contract Monitoring Tool (MCMT). The MCMT shall be sent to the Contractor on or around the 1st of the month. The Contractor shall submit a completed contract monitoring tool no later than the 20th of the month with the prior month's information.

5.1.7.1. DELIVERABLE: Monthly Contract Monitoring Tool

5.1.7.2. DUE DATE: By the 20th of each month for the previous month

5.1.7.3. DELIVERED TO: Completed via Google Form provided by BHA

5.1.8. Quarterly Survey. The Quarterly Survey shall be sent to the Contractor on or around the first month of the quarter, four times per year (October, January, April, and July). The Contractor shall submit and complete the Quarterly Survey no later than the time that is specified when that document is sent out.

5.1.8.1. DELIVERABLE: JBBS Quarterly Survey

5.1.8.2. DUE DATE: Ongoing. Responses shall be due to BHA one month after receipt of the survey

5.1.8.3. DELIVERED TO: Completed via Google Form provided by BHA

5.1.9. Jail Practice Transformation: Assisting jails in achieving incremental improvement and advancing through levels of transformation. Each jail is required to collaborate with its respective program manager to conduct a quarterly assessment of the various components of the Jail Performance Transformation (JPT) model. Subsequent to the assessment, each facility shall determine its level of transformation for the quarter and submit a request for the appropriate level of technical

assistance, training, and support necessary to continue advancing to a higher level within the model. Each facility will detail key aspects of its transformation within the final Jail-Based Behavioral Services (JBBS) report and present any subsequent plans or recommendations for sustained growth in the following year. For each component of the jail practice transformation model, you will provide a brief narrative and metric response detailing the achieved level. This deliverable must also outline the necessary and appropriate technical assistance, guidance, or training/support required for continued growth.

5.1.9.1. DELIVERABLE: Narrative and Metric Response

5.1.9.2. DUE DATE: Quarterly, within 20 days of the end of the quarter

5.1.9.3. DELIVERED TO: via the Monthly Contract Monitoring Tool

5.1.10. Plan of Action. Contractors who do not meet the required deliverables for which they have been provided funding, may be asked to submit a plan of action to improve program performance. Submit an action plan outlining the steps to remediate identified contract deficiencies.

5.1.10.1. DELIVERABLE: Action Plan

5.1.10.2. DUE DATE: As provided by the BHA JBBS Program Manager, as needed

5.1.10.3. DELIVERED TO: JBBS Program Managers

5.1.11. Monthly BHA Invoice. Invoices shall be submitted to cdhs_bhapayment@state.co.us by the 20th of the following month. One month's expenses are allowed per invoice. Supporting financial documentation shall be required to be submitted along with the invoice (e.g. receipts, payroll documentation, evidence of JBBS enrollment if paying for mental health and/or substance use medications, subcontractor invoices, MAT delivery documentation, etc.).

5.1.12. Spending Projection Plan. If a contractor is underspent by greater than 40% of their budget by mid fiscal year (Nov 30), the Contractor shall submit a spending projection plan. Failure to submit the spending plan and failure to effectively utilize funding may result in reduction in the current year budget.

5.1.12.1. DELIVERABLE: Spending Projection Plan

5.1.12.2. DUE DATE: No later than November 30th, annually, and as requested by BHA JBBS Program Manager(s)

5.1.12.3. DELIVERED TO: JBBS Program Manager

5.1.13. Behavioral Health Screenings. JBBS staff are required to complete the GAIN 3.2 assessment with an individual enrolled in the JBBS program within 14 calendar days of program enrollment. If using a paper version of the assessment, results of that assessment need to be entered into the Chestnut Health Systems website within 15 calendar days of completion of the assessment.

5.1.13.1. DELIVERABLE: GAIN 3.2 Assessment

5.1.13.2. DUE DATE: Within fifteen (15) calendar days of completing the assessment

5.1.13.3. DELIVERED TO: Chestnut Health Systems

5.2. Additional Deliverables related to MAT

5.2.1. Policies. Prior to MAT services being delivered, the Contractor shall provide BHA with the most current policy for their intended MAT service delivery method, via email to cdhs_jbbs@state.co.us by June 15.

5.2.1.1. DELIVERABLE: MAT Service Policy

5.2.1.2. DUE DATE: Annually by June 15th

5.2.1.3. DELIVERED TO: cdhs_jbbs@state.co.us

5.2.2. Data Entry. The Contractor or designated subcontractor shall complete all applicable data fields. Data shall be entered in the JBBS (Civicore) database, or another data system as prescribed by BHA. All data entry shall be updated on an ongoing basis, and must reflect current individual enrollment and services provided by the 15th of each month following the month when the service was provided.

5.2.2.1. DELIVERABLE: MAT Data Entry

5.2.2.2. DUE DATE: Monthly, by the 15th of each month

5.2.2.3. DELIVERED TO: Civicore

5.2.3. Medication Compliance. The Contractor shall report to BHA the number of individuals who have engaged in MAT services under the JBBS umbrella, who have successfully transitioned to a provider for further treatment or ongoing evaluation for MAT services.

5.2.3.1. DELIVERABLE: Medication Compliance

5.2.3.2. DUE DATE: Quarterly, by the 30th day following the end of the quarter

5.2.3.3. DELIVERED TO: cdhs_jbbs@state.co.us

COLORADO
Behavioral Health Administration

EXHIBIT B-7, FY27 PROJECTED BUDGET AND RATE SCHEDULE

Revised 4/09/26

BHA Program	JBBS		
Agency Name	Douglas County	**Program Contact, Title**	San Castillo Jones, JBBS Admin
		Phone	303-814-7024
		Email	scastillo@dcsheriff.net
		Fiscal Contract, Title	Andrew Copland, Director of Finance
		Phone	303-663-6175
Budget Period	July 1, 2026 - June 30, 2027	**Email**	acopland@douglas.co.us
Project Name	Jail Based Behavioral Services	**Date Completed**	4/13/2026

SERVICE CATEGORIES

General Accounting Encumbrance	Funding Source	Total
JBBS Substance Use Disorder Treatment Services Statewide	State Reappropriated Fund	$8,370,000
JBBS Mental Health Treatment Services Statewide	State General Fund	$7,241,451

The amounts above are the total funding available statewide in the General Accounting Encumbrance. Payment to Contractor is made from available funds encumbered and shared across multiple contractors. The State may increase or decrease the total funds encumbered at its sole discretion and without formal notice to Contractor. No minimum payment is guaranteed to Contractor. The liability of the State for such payments is limited to the encumbered amount remaining of such funds.

JBBS RATE SCHEDULE

Statewide Maximum Salaries (BHA will reimburse salaries *up to* the state maximum)

Positions should be hired at salary levels indicative of qualifications, experience, and organization pay schedules. This table indicates a maximum salary only. It is understood that many positions will be hired at lower salary levels than the state maximum.

Licensed Professional Counselor (LPC)	$67,593 /year
Licensed Clinical Social Worker (LCSW)	$80,245 / year
Licensed Addiction Counselor (LAC)	$58,324 /year
Certified Addiction Specialist (CAS)	$52,942 / year
Certified Addiction Technician (CAT)	$40,128 / year
Case Manager	$51,490 / year
Presentence Coordinator	$57,807/year
JBBS Program Administrator (full time)	$87,400 / year
JBBS Program Administra(hourly)	$41.00/hour
Data Entry Clerk	$39,672 / year
Peer Support Specialist	$19.50/hour
Qualified Medication Administration Professional (QMAP)	$20.12 / hour
* Physician Assistant (PA)	$57.73 / hour
* Registered Nurse	$40.69 / hour
***These positions must directly benefit JBBS program participants and should be billed hourly**	
Travel	
Mileage reimbursement rate	.69/mile
Operating Expenses	
Maximum total percentage of contract budget	15%
Indirect Expenses	
Maximum total percentage of contract budget	15%

BHA may consider operating expenses above 10% of total contract budget pending justification from jails and written pre-approval by BHA	
RECOVERY SUPPORT SERVICES	
Allowable Services	**Additional Notes**
Fees for ID cards and/or Birth Certificates	1 birth certificate and/or 1 ID card per client
Indigent Backpacks	1 per client
Hygiene Items	dependent upon need
Bicycles	May be provided **if** client is engaged in treatment services for 2 + months post release. 1 bike per person.
Bus Pass – Daily, Monthly	dependent upon need
Child Care	1 month limit per client, per child
Clothing	dependent upon need
Cold Weather Gear (tents, coats, blankets)	dependent upon need
Educational Costs (books, supplies, fees)	dependent upon need
Emergency Housing/Rental Assistance	90 day limit per person
Eyewear	Limit of $400 per person (glasses OR contact lens)
Food Assistance	$50 per person
GED Program / Testing	$175 per client
Hearing	Limit of $2000/device
JBBS Staff Office Supplies	Printer, printing paper, pens, new laptops for those aging out
Job Placement Training	dependent upon need
Life Skills Training	dependent upon need
Medical Assistance – copays / infectious disease testing/ U	Limit of $250.00 per person
Medications	30 day limit
Pre-paid Cell Phones	To be paid for upon release and after client attends 2 appointments in the community. Cost of the phone and up to 2 months of bills.
Printed Resources	dependent upon need
Transportation Assistance (Uber, Lyft)	Limit of $60 per person unless otherwise approved
Transportation to Residential Treatment	Out of state travel to treatment will need prior approval by BHA
Utility Assistance	1 month limit per client
MEDICATIONS	
Medication reimbursement based on a) provider's established rate, b) jail purchase agreement rate, or c) in the absence of an established rate or jail purchase agreement rate	
Jails are encouraged to seek bulk purchasing opportunities for medications	
All psychiatric medications must be approved by the BHA and proof of JBBS enrollment must be submitted along with monthly invoice	
MAT medications	**Maximum Allowable Reimbursement Rate**
Methadone	$126/week
Naltrexone (Vivitrol) injectable- 380mg	$1700/injection
8 mg/0.16 mL Brixadi subcutaneous solution, ER	$456/injection
16mg/0.32mL Brixadi subcutaneous solution, ER	$490/injection
24 mg/0.48mL Brixadi subcutaneous solution, ER	$948/injection
32 mg/0.64 mL Brixadi subcutaneous solution, ER	$711/injection
64 mg / 0.18mL Brixadi subcutaneous solution, ER	$1,793/injection
96 mg / 0.27mL Brixadi subcutaneous solution, ER	$1,793/injection
128 mg / 0.36mL Brixadi subcutaneous solution, ER	$1,793/injection
Sublocade (Buprenorphine ER) injectable	$2,000/injection
Buprenorphine/naloxone sublingual film (suboxone) - 12m	$179/30 film
Buprenorphine/naloxone sublingual film (suboxone) - 8mg	$90/30 film
Buprenorphine/naloxone sublingual film (suboxone) - 4mg	$90/30 film
Buprenorphine/naloxone sublingual film (suboxone) - 2mg	$55/30 film
Buprenorphine/naloxone sublingual tablet - 2mg-0.5mg	$63/30 tablets
Buprenorphine/naloxone sublingual tablet - 8mg-2mg	$105/30 tablets
Overdose Reversal Medications	
Narcan (4mg)	$45/ spray

Kloxxado (8mg/0.1mL)						$140 / 2 spray
Opvee (2.7mg/0.1mL)						$112 / 2 spray
Other Allowable Expenses (with program manager appro						
DEA Licensing services						
Staff Training						
Consulting services related to MAT						
Translation services						
Testing fees for professional licenses						
Delivery of MAT medications to the facility						
FY27 Anticipated Budget Cap						
JBBS Substance Use Disorder Treatment Services Statewide		State Reappropriated Fund			$296,800.00	
JBBS Mental Health Treatment Services Statewide		State General Fund			$263,200.00	
				TOTAL	$560,000.00	

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

DESCRIPTION: Request to Approve and Sign a Second Amendment to the Public Contract for Service with the Omni Institute for Work Related to the Colorado Opioids Settlement in the Amount of $266,076.00.

SUMMARY: Douglas County's Region 12 Opioid Council voted to amend its contract with the Omni Institute, which serves as the Council's facilitator. This Amendment extends the term until May 31, 2027; replaces the scope of work; and increases the Maximum Contract Expenditure by $159,970, bringing the total contract amount to $266,076.

Per the Colorado Opioids Settlement Memorandum of Understanding, reasonable costs for a Regional Council to administer its allocation of Opioid Settlement funds are allowable expenses. These administrative costs may not exceed actual costs or 10% of the Region's allocation. This contract remains well under the 10% cap.

RECOMMENDED ACTION: Approval of the attached Second Amendment to the Public Contract for Services with the Omni Institute.

REVIEW:

Doug DeBord	Approve	5/1/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026

ATTACHMENTS:

Cover Page
2026 Omni 2nd Amendment to PCS

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Maureen Waller, Special Projects Manager

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ATTACHMENTS:

2026 Omni 2nd Amendment to PCS

SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

THIS SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (the "Second Amendment") is made and entered into as of this _____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), the **REGION 12 OPIOID COUNCIL** (the "Council"), and **OMNI INSTITUTE**, authorized to do business in Colorado (the "Contractor"). The County, the Council, and the Contractor are hereinafter collectively referred to as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, the Parties entered into a Public Contract for Services on June 6, 2025, (the "Contract") to provide certain organizational and oversight activities on behalf of the Council; and

WHEREAS, the Parties originally agreed to a Maximum Contract Expenditure for services in the amount of $97,106.00 and Term of June 1, 2025, through May 31, 2026; and

WHEREAS, the Parties entered into a First Amendment to the Contract dated March 24, 2026, (the "First Amendment") to increase funds to $106,106.00 and update the scope of services exhibit; and

WHEREAS, the Parties desire to amend the Contract a second time by (i) increasing funds in the amount of one hundred fifty-nine thousand nine hundred seventy dollars and zero cents ($159,970.00) for a new total amount of two hundred sixty-six thousand seventy-six dollars and zero cents ($266,076.00), (ii) extend the term through May 31, 2027, and (iii) replace the scope of services exhibit; and

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

   MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **TWO HUNDRED SIXTY-SIX THOUSAND SEVENTY-SIX DOLLARS AND ZERO CENTS ($266,076.00)**. The amount of funds appropriated for this Second Amendment is **ONE HUNDRED FIFTY-NINE THOUSAND NINE HUNDRED SEVENTY DOLLARS AND ZERO CENTS ($159,970.00)** for the Term of this Contract. In no event shall the County be liable for payment under the Contract for any amount in excess thereof, except as otherwise provided in Exhibit B to the Contract. The County is not under obligation to make any future apportionment or allocation to the Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Section 5 of the Contract is hereby amended to read:

   TERM: It is mutually agreed by the Parties that the Term of the Contract shall commence as of 12:01 a.m. on **JUNE 1, 2025**, and terminate at 11:59 p.m. on **MAY 31, 2027**. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

3. **Exhibit A-1** is replaced with **Exhibit A-2**.

4. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract, First Amendment, and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this Second Amendment.

5. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

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Exhibit A-2
SCOPE OF SERVICES

Douglas County Opioid Council
June 2026 - 2027

Work Area	Key Activities and Deliverables	Budget
Facilitation of the Douglas County Opioid Council	• Develop meeting agendas • Develop all slides and content for meetings • Facilitate monthly Council meetings • Attend up to 4 in person meetings annually • Record and distribute meeting minutes • Manage Council membership, including onboarding new members and handling ongoing engagement efforts • Hold monthly Leadership meetings with County/Council staff and Leadership • Provide subject matter expertise pertaining to opioid settlement best practices and overall behavioral health	$51,850
Backbone Support and Planning	• Hold monthly Leadership meetings with County/Council staff and Leadership. • Prepare agendas and minutes for Leadership meetings • Support ad hoc meetings and planning with County support staff including Procurement, Finance, and Communications • Submit all COST funding requests to State/Colorado Opioid Abatement Council • Support completion of all expenditure reporting in collaboration with County Finance and submit to State • Manage ROAC roster updates to State • Support Council in development of up to 3 RFPs (or other funding mechanism as selected by the Council) annually. • Oversee ad hoc workgroups necessary to develop scopes of work or evaluate applications • Facilitate the selection process (executive sessions) in collaboration with Council Leadership • Support the County in the management of the Emergency Fund • Attend monthly Learning Forums and represent DCOC. Stay abreast of State rules, requirements, opportunities, etc. and bring back to Council	$27,840

Evaluation of Douglas County Opioid Council Funded Efforts	• Data collection and reporting for existing 11 funded programs • Data collection and reporting for up to an additional 10 funded programs (26'-27') • Develop quarterly grantee data summaries and present to Council • Provide as needed TA to grantees to ensure strong evaluations • Establish internal infrastructure to effectively evaluate DCOC funded programs • Complete annual comprehensive evaluation report • Develop and distribute annual community survey to assess priority areas for funding.	$80,280
Estimated Total		$159,970.00

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Zach Burns, Fairgrounds Manager, FFESS

DESCRIPTION: Contract Amendment and Purchase Order Totaling $134,165.00 to Summit Pro Rodeo, as the Stock Contractor for the 2026 Douglas County Fair & Rodeo Pro Rodeo Cowboys Association Performances.

SUMMARY: The Douglas County Fair & Rodeo have collaborated with Summit Pro Rodeo for the past six (6) years. Summit Pro has consistently provided high-quality stock and played a pivotal role in the growth and success of our PRCA Rodeo performances. Their expertise and commitment have enhanced the reputation and draw of the Douglas County Fair & Rodeo, contributing to its standing as a premier regional event.

Following a competitive process (IFB #33-24), Summit Pro Rodeo has been awarded as the PRCA Sock Contractor. The total value of the 2026 contract and purchase order is $134,165.00, covering all necessary services and stock for the PRCA Rodeo performances.

Awarding this agreement to Summit Pro ensures continuity, upholds the event's quality, and capitalizes on the established partnership that has proven successful in previous years.

RECOMMENDED ACTION: Approval of Agreement and Purchase Order to Summit Pro Rodeo in the amount of $134,165.00 for the 2026 Douglas County Fair & Rodeo PRCA performances.

REVIEW:

Tim Hallmark	Approve	4/28/2026
Jeff Garcia	Escalated	5/4/2026
Amy Williams	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
2026 Douglas County Second Amendment PCS - Summit Pro Rodeo_122125

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Zach Burns, Fairgrounds Manager, FFESS

DESCRIPTION: Contract Amendment and Purchase Order Totaling $134,165.00 to Summit Pro Rodeo, as the Stock Contractor for the 2026 Douglas County Fair & Rodeo Pro Rodeo Cowboys Association (PRCA) Performances.

SUMMARY: The Douglas County Fair & Rodeo have collaborated with Summit Pro Rodeo for the past six (6) years. Summit Pro has consistently provided high-quality stock and played a pivotal role in the growth and success of our PRCA Rodeo performances. Their expertise and commitment have enhanced the reputation and draw of the Douglas County Fair & Rodeo, contributing to its standing as a premier regional event.

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Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

2026 Douglas County Second Amendment PCS - Summit Pro Rodeo_122125

SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES

THIS SECOND AMENDMENT TO PUBLIC CONTRACT FOR SERVICES (the "Second Amendment") is made and entered into as of this _____ day of _____, 2026, by and between the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO** (the "County"), and **SUMMIT PRO RODEO** (the "Contractor"). The County and the Contractor, hereinafter referred to collectively as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, the Parties entered into a certain Public Contract for Services dated January 28, 2025 (the "Contract") to provide services for the Professional Rodeo Cowboys Association (PRCA) Rodeos per IFB #033-24 and the annual Fair & Rodeo with a maximum contract amount of $102,735.00 and a term of January 1, 2025, to December 31, 2025; and

WHEREAS, the Parties entered into a First Amendment to Public Contract for Services dated January 28, 2025, to increase the maximum contract expenditure by $15,950.00 for a total amount of $118,685.00, update the scope of work, and update the payment terms; and

WHEREAS, the Parties desire to amend the Contract a second time by increasing the Maximum Contract Expenditure, extending the Term, updating the scope of work, and updating the payment terms; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

NOW, THEREFORE, the Parties hereto mutually agree as follows:

1. Paragraph 4 of the Contract is hereby amended to read:

   MAXIMUM CONTRACT EXPENDITURE: Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the total amount of funds appropriated for this Contract is **TWO HUNDRED FIFTY-TWO THOUSAND EIGHT HUNDRED FIFTY DOLLARS AND ZERO CENTS ($252,850.00)**. The funds appropriated for this Second Amendment are **ONE HUNDRED THIRTY-FOUR THOUSAND ONE HUNDRED SIXTY-FIVE DOLLARS AND ZERO CENTS ($134,165.00)** for the fiscal year 2026. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract, nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

2. Paragraph 5 of the Contract is hereby amended to read:

   TERM: It is mutually agreed by the Parties that the Term of this Contract shall commence as of 12:01 a.m. on **January 1, 2025**, and terminate at 12:00 a.m. on **December 31, 2026**. This Contract, at the option of the County, may be renewed for

one or more successive terms if notice is given to the Contractor by the County on or before December 1, 2026, of the current Term. This Contract and/or any extension of its original Term shall be contingent upon annual funding being appropriated, budgeted, and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding Term.

3. Exhibit A-1 of the Contract is replaced with **Exhibit A-2**, incorporated herein by this reference.

4. Exhibit B-1 of the Contract is replaced with **Exhibit B-2**, incorporated herein by this reference.

5. **OTHER TERMS AND CONDITIONS REMAIN:** In the event of any inconsistencies between the Contract, First Amendment, and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Contract otherwise is unmodified and remains in full force and effect. Each reference in the Contract to itself shall be deemed also to refer to this Second Amendment.

6. **CAPITALIZED TERMS:** All capitalized terms used but not defined herein shall have the same meanings as defined in the Contract.

(Remainder of Page Intentionally Blank)

EXHIBIT A-2
SCOPE OF WORK

Rodeo Stock Contractor shall produce one (1) Professional Rodeo Cowboys Association (PRCA) rough stock special section, and a three (3) Performance PRCA-sanctioned rodeo (including three (3) slack sessions) for the 2026 Fair & Rodeo. Commencing on the 30th day of July 30, 2026, at the Douglas County Fairgrounds, Castle Rock, CO. Dates as follows:

Thursday, July 30, 2026 – special section
Friday, July 31, 2026 – rodeo performance
Saturday, August 1, 2026 – rodeo performance
Sunday, August 2, 2026 – rodeo performance
Slack, TBD

Douglas Co Fair has the option to renew the Contract annually through 2029 at a price renegotiated each year.

Performance rodeos to include the following seven (7) major rodeo events: Bareback, Steer Wrestling, Team Roping, Saddle Bronc Riding, Tie-Down Roping, Women's Barrel Racing, and Bull Riding. Entry limits are to be mutually determined at a later date when more information is available.

Rodeo Stock Contractor shall furnish all supervision, quality stock, personnel, and equipment necessary to operate and organize Special Section, all rodeo productions, and slack, including, but not limited to the following:

- Three (3) Slack Sessions at a time agreed upon with Fair Management.
- Qualified stock selection to cover all entries (including re-rides).
- Quality of stock must have the same quality as any other rodeo of similar size during the terms of this agreement.
- Provide Barriers, Flags, and Banners as needed.
- Provide all livestock to ensure a competitive and exciting Professional Rodeo.
- Responsible for all injuries to or loss of livestock.
- Responsible for the proper disposal of any dead livestock.
- Down time between the events and contestants is expected to be held to a minimum. Responsible for ensuring the required livestock is fed and watered appropriately. Responsible for payout distribution reports to the PRCA for

contestants as required.

- 1 Judges Flag Horse.
- Two (2) Timers.
- Rodeo Secretary.
- Two (2) Pickup Men.
- Two (2) Bullfighters.
- Clown / Funnyman.
- Sound Technician.
- Announcer.
- Appropriate Rodeo Labor to include sorting, pulling chute gates, both timed event and rough stock striping chute, untie calves, work timed event chute, loading, and flanking of rough stock animals.
- All personnel and equipment shall be subject to the approval of the County and Professional Rodeo Cowboys Association (PRCA), and shall comply with said Association's rules and regulations.
- A minimum of one (1) authorized representative onsite while the Rodeo Stock Contractor's property is on the Douglas County Fairgrounds property. This representative must be authorized to take immediate action and respond immediately to requests made by the Fairgrounds Management and must be identified to the Fair Management prior to setting up equipment.
- Responsible for attending periodic Rodeo Committee Meetings or being available via conference call during the meeting.
- Responsible for lodging required for all Rodeo Stock Contractor staff and employees.
- Responsible for ensuring that their employees who are in contact with the public are attired in clean uniforms/clothing at all times.
- Responsible for providing concrete management philosophies, practices, and policies for all employees to ensure professional personnel actions during the execution of this contract. Management will operate in a manner that enhances the Fair and Rodeo for the public.
- Responsible for ensuring the required livestock are fed and watered appropriately.
- The Rodeo Stock Contractor's management must be professional, approachable, and cooperative while working in conjunction with Douglas County Fair Management and volunteers of the Fair and Rodeo.

- One owner or authorized representative shall be in attendance for all three performances and slack.

County to Provide:
Four (4) hotel rooms for four (4) nights (total of 16 nights).

EXHIBIT B-2
METHOD OF PAYMENT

The County shall pay the Contractor as follows:

One (1) Professional Rodeo Cowboys Association Rough Stock Special Section and Three (3) PRCA Sanctioned Rodeos (including Three (3) slack sessions)

One lump sum not to exceed one hundred thirty-four thousand one hundred sixty-five dollars and zero cents ($134,165.00) upon completion of all Services by the Contractor.

A maximum of one hundred eleven (111) animal runs for the following timed events: Tie Down, Steer Wrestling, and Team Roping. Per PRCA Rules, we are not allowed to cap entries in these three timed events. In the case where animal runs exceed 111, the Contractor is to be paid sixty dollars and zero cents ($60.00) per run, with prior County approval.

In the event that Douglas County makes any significant change to the scope of the 2026 rodeo that impacts the costs to Summit Pro Rodeo, Summit Pro Rodeo reserves the right to request a Contract price adjustment.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Zach Burns, Fairgrounds Manager, FFESS

DESCRIPTION: Purchase Order and Application to Professional Rodeo Cowboys Association for a Total Purse of $189,000.00 for the 2026 Douglas County Rodeo.

SUMMARY: One of the main attractions at the Annual Douglas County Fair & Rodeo is the four (4) PRCA Rodeo Performances. The recent growth of our Rodeo has propelled the event into the PRCA's Playoff Series. This premier class of PRCA Rodeos is reserved for only the top 60 rodeos as rated on purse (prize money for rodeo contestants) alone. For our event to continue to grow, it is pivotal that Douglas County remains among the best in the PRCA Playoff Series. In addition to attracting the best athletes in the sport, the Playoff Series distinction also gives our event national exposure and increases our sponsorship reach.

RECOMMENDED ACTION: Approval of Purchase Order and Application Professional Rodeo Cowboys Association (PRCA) for a total Purse of $189,000.00 (this includes the additional purse money) for the 2026 Douglas County Rodeo.

REVIEW:

Tim Hallmark	Approve	5/7/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Cover Page
2026 PRCA Approval Application
RodeoForesheet_Download

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ATTACHMENTS:

2026 PRCA Approval Application
RodeoForesheet_Download

2026 PRCA Rodeo

Approval Application

Professional Rodeo Cowboys Association
ATTN: Approvals Dept.
101 Pro Rodeo Drive • Colorado Springs, Colorado 80919 • (719) 548-4880

FOR OFFICE USE ONLY
RA#_____ Anniversary ____
Date Received _____
RA_____ Check _____
COM_____ Check _____

*A **COMPLETE** application includes; the Approval Processing Fee, any other applicable fees, sponsorship agreement, tax ID number, livestock welfare, along with all info requiring signatures of the Stock Contractor and Primary Committee Contact.

RODEO INFORMATION:

Castle Rock, CO
(City and State)
Douglas County Fair & Rodeo
(Name of Rodeo)
July 24 - August 2, 2026
(Date of Rodeo)
Douglas County MST
(County) (Time Zone)

Please indicate the 2026 anniversary number for your rodeo as a PRCA rodeo (i.e., 10th, 50th, etc.) 77

ARENA INFORMATION:

Douglas County Fairgrounds
(Name of Arena)
500 Fairgrounds Drive
(Physical Address of Arena – NO P.O. BOXES)
Castle Rock CO 80104
(City) (State) (Zip)

Arena Seating Capacity: 2,700

Indoor _____ Outdoor X

PRCA RODEO COMMITTEE HISTORY REPORT:

(This must be complete or the application will be returned to you!)

Total Tickets Sold: 2025 9248 2024 9253
Gross Ticket Sales: 2025 $306,304.94 2024 $280,782.90

Is your rodeo a free gate? YES / (NO)
(No paid admission to rodeo, fair or any other celebration.)

TICKET INFORMATION:

Ticket sales phone number: (720) 733-6900

General Info phone number: (720) 733-6900
(If different than ticket sales)

Rodeo website (Linked to ProRodeo.com web site)
www.DouglasCountyFairAndRodeo.com

RODEO COMMITTEE IDENTIFYING INFORMATION:

Name of Rodeo Committee or individual that is sponsoring organization of Rodeo (i.e., the entity that is financially responsible for the Rodeo and in whose name PRCA approval is being applied for):

_____
(Use full, formal name of Rodeo Committee or individual sponsoring organization)

LIST THE TAXPAYER ID NUMBER OF THE RODEO COMMITTEE:

(Social Security number if an individual, federal ID number if a corporation, partnership or other entity)

_____

What type of entity is the Rodeo Committee?

____Corporation ____Individual ____Partnership
X Other (describe) Government

NAME OF THE RODEO COMMITTEE CONTACT: Applicant must be 18 years old per Bylaw B2.2.1.1

(The individual responsible with whom the PRCA National Office should correspond concerning the Rodeo)

Committee contact: Michelle Mannes
Mailing address: 500 Fairgrounds Drive
City/State/Zip: Castle Rock CO 80104
Daytime phone number: 303-944-2225
Cell phone number: 303-944-2225
E-mail address: mmannes@douglas.co.us
Fax: N/A

»SIGNATURE IS REQUIRED ON FOURTH PAGE.

NAME OF SECOND COMMITTEE CONTACT:

(SECOND CONTACT REQUIRED)
(other than Rodeo Committee Contact): John Adams
Mailing address: 500 Fairgrounds Drive
City/State/Zip: Castle Rock CO 80104
Daytime phone number: 303-868-9173
Cell phone number: 303-868-9173
E-mail address: JAdams@DemandInc.com
Fax: N/A

STOCK CONTRACTORS:

Primary Stock Contractor of Record Summit Pro Rodeo
(Signature required on Page 5 or the application will be returned to you!)

Stock Sub-Contractor/s N/A

PERFORMANCE INFORMATION:

Total Number of Perfs: 4
Starting and Ending Day: Thurs - Sun
(MON, TUES, WED, etc.)

Performance Date(s) and Time(s):

(If more than ten performances, please attach perf schedule)

(Date)	(Time: AM/PM)
July 30, 2026	7:00 PM
July 31, 2026	7:00 PM
August 1, 2026	7:00 PM
August 2, 2026	1:00 PM

SLACK: Date/Time

(Please consult with your Stock Contractor)

	(Date)	(Time: AM/PM)
Barrels & Breakaway (1st Section of Slack)	7/30	9:00 AM
Tie Down Roping	7/31	10:00 AM
Steer Wrestling & Team Roping (2nd Section of Slack)	8/1	9:00 AM

Will you have a special section? YES / (NO)

Special Section	(Date)	(Time: AM/PM)

EVENTS	FINALS Yes or No	COMMITTEE PURSE	PERMITS Agreed upon by Rodeo Committee	LIMITS Agreed upon by Rodeo Committee
BAREBACK	NO	$27,000-	Yes	48
SADDLE BRONC	NO	$27,000-	Yes	48
BULL RIDING	NO	$27,000-	Yes	60
TIE-DOWN ROPING	NO	$27,000-	Yes	
STEER WRESTLING	NO	$27,000-	Yes	
TEAM ROPING	NO	Header: $27,000- Heeler: $27,000- Total: $54,000-	Yes	
STEER ROPING	N/A			
	TOTAL PURSE: $109,000-		LAST YEAR'S PURSE: $191,000-	

GROUND RULES:

Rodeo Ground Rules must be submitted along with Approval Application and are subject to approval by the PRCA.

1. Proposed limits on acceptance of contestant card members must be submitted along with approval application and are subject to approval by the Director of Rodeo Administration and the corresponding Event Representative.

2. The policy on accepting PRCA permit members must be submitted along with approval application (see Bylaw B10.5.2).

3. Any proposed performance preference modification to any part of the rodeo must be submitted along with approval application and is subject to approval by the Director of Rodeo Administration.

4. If you intend not to afford PRCA Members not participating in the rodeo admittance to the rodeo ground free of charge, your policy must be submitted along with approval application.

5. If you desire special consideration to modify entry rules to alleviate an excess number, that request must be submitted along with approval application and is subject to the approval by the Director of Rodeo Administration.

If Ground Rules are not submitted below, it is understood that they are to be set the same as the previous year.

GROUND RULES REQUESTED:

Check here to opt-out of re-entries: ☐ Check here to opt-out of walk-ups: ☐ Add Legacy SR

1. Name of Insurance Company Western Specialty Insurors Phone number: _____
   Please submit proof of public liability insurance at least two weeks prior to the event, if not included.

OTHER INFORMATION:

If you would like additional information listed inside the ProRodeo Business section of the *PSN* submit your Cowboy Column information with your application or contact Media Department.

1. List contestant special awards (buckles, saddles, trailers, etc.). Use a separate sheet if more space needed:
   N/A
2. List accompanying arena events & activities (other than standard PRCA events, such as local ropings, entertainment, etc.) Any non sanctioned PRCA events shall be the Rodeo Committee's sole responsibility.
   N/A
3. Charities - Please indicate the amount your rodeo committee donates to third-party charities other than the rodeo committee's own charitable functions, if any. Provide a breakdown of rodeo contributions for scholarships, endowments, educational programs, research, grants, etc. (This is for PRCA public information only):

   Name of Charity: _____ Amount: $ _____

   Name of Charity: _____ Amount: $ _____

FEE SCALE: TO AVOID DELAY IN SANCTIONING: Two fees (PRCA Approval Fee & PRCA Rodeo Committee Dues) must be submitted in full (see scales below) with a signed, completed application. An authorized representative of the rodeo committee and the stock contractor must sign the application. An application turned in incomplete may result in increased fees.

APPROVAL FEE SCALE

Total Purse:	If approval request is received: 150 days prior	149-120 days prior	119-90 days prior
$3,500 to $4,999	$300	$450	$600
$5,000 to $9,999	$350	$525	$700
$10,000 to $14,999	$400	$600	$800
$15,000 to $24,999	$450	$675	$900
$25,000 or more	$500	$750	$1,000

An approval application received less than 90 days prior to the first performance may result in denial of approval request; but if approved, will result in required payment of $100 above the scale approval fee.

PRCA COMMITTEE DUES

Based on total PRCA Committee purse

$3,500 to $4,999	$400
$5,000 to $9,999	$600
$10,000 and up	$800

The undersigned Rodeo Committee hereby submits this application to conduct a Professional Rodeo Cowboys Association-sanctioned rodeo. By signing this application, the undersigned rodeo committee and stock contractor agree to abide by and be bound by all terms, conditions and obligations set forth in this application, and all rules of the PRCA, including but not limited to the PRCA Bylaws and Official Rodeo Rules and other rules of the PRCA (as the same may be from time to time amended). This includes Bylaws B10.1.1.1 and B10.1.1.2, which prohibit rodeo committees, ourselves included, from scheduling, producing, promoting or participating in a Competing Rodeo Event seventy-two hours before, during or seventy-two hours after a PRCA-sanctioned event. This also includes Bylaw B10.8.1, which reserves to the PRCA all rights in and to the filming, taping, recording in media now or hereafter known, still footage/photography, radio or television broadcasting or reproduction in any manner or form thereof of any PRCA-sanctioned event. If so approved by the PRCA, the applicant understands that the rodeo is approved as submitted (subject to any additional conditions and requirements imposed by the PRCA Rodeo Administrator in connection with the approval process). An authorized representative of the Rodeo Committee and the Stock Contractor of record must sign this application.

SAFE SPORT POLICY

The Professional Rodeo Cowboys Association ("PRCA") is committed to the safety of its staff, members, Rodeo committee's, volunteers, and fans. As part of that commitment, the PRCA has developed and will enforce this Safe Sport Policy ("Policy") and takes seriously any report of alleged violations of the Policy. For further information please go to www.prorodeo.org under the PRCA Business section.

INDEMNIFICATION

As a condition of and in consideration for PRCA's sanctioning your rodeo and the standard events and steer roping you agree to indemnify and hold PRCA harmless of and from any and all liabilities, claims and causes of action to any kind whatsoever, including costs of defense, arising out of or in any way related to or based upon the holding, conducting or promotion of any event held at your rodeo that is not sanctioned by the PRCA.

Rodeo Committee: Douglas County Fair & Rodeo
(Formal Name of Rodeo Committee Entity)

By: _____ Date: 3/24/26
(Signature of Primary Rodeo Contact) **Applicant must be 18 years old per Bylaw B2.2.1.1.**

Title: Fairgrounds Manager
(Capacity on Behalf of Rodeo Committee)

Please keep a copy for your records.

B10.7.14 Display of PRCA Emblem: Once a rodeo has been approved by the PRCA, all printed advertising and promotional material used by the Rodeo Committee, Rodeo Producer, or stock contractor of the rodeo to promote that rodeo shall prominently display the official PRCA emblem. This requirement does not permit the use of the registered trademark on products or advertising or products that are to be sold commercially.

Docusign Envelope ID: FF3C3E19-4FAD-4E55-82E8-0D4BD5823C1F

Stock Contractor Signature Page

By signing this application, the undersigned Stock Contractor agrees to abide by and be bound by all terms, conditions and obligations set forth in this application, and all rules of the PRCA, including but not limited to the PRCA bylaws and Official Rodeo Rules and other rules of the PRCA (as the same may be from time to time amended). If so approved by the PRCA, the applicant understands that the rodeo is approved as submitted (subject to any additional conditions and requirements imposed by PRCA Rodeo Administrator in connection with the approval process).

An authorized representative of the Stock Contractor of record must sign this application.

Rodeo City and State Castle Rock, CO

Primary Stock Contractor of Record: Summit Pro Rodeo Date: 3/24/2026

PRCA Card Number: 15868 Signature required: Signed by: JD Hamaker DC5069DA0643411...

Please keep a copy for your records.

Please send this page with a **copy** of your rodeo application to your selected Stock Contractor for signature.

2026 Livestock Welfare Approval Application

Professional Rodeo Cowboys Association
ATTN: Rodeo Approvals
101 Pro Rodeo Drive • Colorado Springs, Colorado
80919 • (719) 548-4880

Please supply the following information regarding livestock welfare. The welfare of the livestock at PRCA rodeos depends on each rodeo committee paying close attention to the rules regarding the care of the livestock and sharing information with the PRCA that will allow follow up. Please fill out the following **legibly and completely. Due 2 weeks prior to first performance.**

Rodeo Number: 488

Rodeo City and State: Castle Rock, CO

Rodeo Name: Douglas County Fair & Rodeo Rodeo Date: July 24 - August 2, 2026

Veterinarian

Bylaw 10.7.8 Provide a Veterinarian. A rodeo committee shall ensure that a veterinarian is present and on-site for every performance and/or section of slack. Any rodeo committee failing to do so shall be subject to a fine of $500 per performance and/or section of slack per rodeo.

Judges will have sign in sheets for veterinarians in the secretary's office. If the veterinarian does not sign in or is not present when an in-arena injury requiring veterinary care takes place, this may be considered a violation.

Name: Littleton Equine Medical Center

Address: 8025 Santa Fe Drive

City: Littleton State: CO Zip: 80120

Phone: 720-273-6253 Email: JDunbar@LittletonEquine.com

Conveyance

Rule R8.4 requires each rodeo committee have a conveyance capable of humanely transporting injured livestock from the arena. This conveyance must be able to transport calves, steers, horses and bulls. A conveyance for calves or steers maybe a pickup, sled, trailer or stretcher. A sled or trailer is suitable to transport horses or bulls.

☒ Yes, we have a conveyance to transport calves or steers.

☒ Yes, we have a conveyance to transport horses or bulls.

Livestock Welfare Contact

The PRCA strongly suggests that each PRCA rodeo committee have a designated committee member to handle livestock welfare issues. This designee should handle all inquiries from the PRCA, media and the public regarding the care and handling of the livestock at the rodeo. Additionally, this person should prepare a written plan to handle animal injuries and other livestock welfare issues at your event. **We strongly suggest this person have email access as updates and alerts are sent out via email.**

Name: John Adams

Address: 500 Fairgrounds Drive

City: Castle Rock State: CO Zip: 80104

Phone: 303-868-9173 Email: Fair@douglas.co.us

PRCA has extensive livestock welfare information available to assist committees.

For more information, or if any livestock welfare issues arise, including a livestock injury at your rodeo, please contact: PRCA Livestock Program • 101 Pro Rodeo Drive, Colorado Springs, CO 80919 719-528-4782 (Office) or livestockprogram@prorodeo.com

2026 PRCA Rodeo Sponsorship Agreement

Professional Rodeo Cowboys Association
101 Pro Rodeo Drive, Colorado Springs, CO 80919

*A complete application includes the approval fee, sponsorship agreement, committee dues, tax ID number, along with all info requiring signatures of the Stock Contractor and Committee Contact.

All fields must be filled out below.

RODEO INFORMATION:

Castle Rock, CO
(City and State)

Douglas
(County)

Douglas County Fair & Rodeo
(Name of Rodeo)

July 24 - August 2, 2026
(Date of Rodeo)

NAME OF THE COMMITTEE SPONSORSHIP CONTACT: (person responsible for Rodeo Sponsorship)

Name: John Adams
Mailing Address: 500 Fairgrounds Drive
City/State/Zip: Castle Rock CO 80104
Daytime Phone: 303-868-9173
Cell Phone: 303-868-9173
Email: JAdams@DemandInc.com

EXCLUSIVE SPONSORS —Wrangler and **Cinch are exclusive sponsors** in the jeans and woven shirts category at PRCA rodeos. No other jeans and/or woven shirts branding, or signage can be displayed on the rodeo grounds, including any area visible from the arena seats, or immediately adjacent to the seating area. Wrangler has Right of First Refusal (ROFR) if the local rodeo has not been sponsored by Cinch within the previous 12 months. Wrangler has 10 business days after receipt to initially respond or make an offer.

Wrangler (Exclusive jeans & woven shirts)
Jeff Chadwick
jeff.chadwick@kontoorbrands.com

Cinch (Cinch Series – Circuit program)
Nate Vodehnal
nvodehnal@miller-international.com

RIGHT OF FIRST REFUSAL (ROFR)— ONLY if a PRCA national sponsor has sponsored your rodeo committee within the previous 12 months, then the PRCA rodeo committee must first offer a right of first refusal to that national sponsor before accepting an offer from another sponsor within that category. There is no ROFR obligation for the following national sponsors if your rodeo was not sponsored by them in the previous 12 months.

These national PRCA Sponsors include **Justin Brands** (boots), **MillerCoors Brewing Co.** (malt beverages/beer), **Pendleton Whisky** (whiskey), **Resistol Hats** (western hats), and **Montana Silversmiths** (silversmith). *Sponsor contact information listed in subsequent pages or call PRCA Properties at 719.548.4860.*

The ROFR offer must be communicated to the national sponsor via mail or email, with a copy to PRCA Properties, with sufficient detail for them to consider a counteroffer or match. National sponsor has 10 business days after receipt to initially respond or make an offer.

PRCA National Sponsorships

The committee acknowledges that the PRCA and PRCAP shall have the right to secure and designate national corporate sponsors for the PRCA and its activities. Committee agrees to cooperate in good faith with the PRCA and PRCAP in fulfilling certain sponsorship rights granted to official PRCA National Sponsors and licensees with regards to PRCA-sanctioned events, including the above Rodeo, as hereinafter provided. The committee agrees to abide by these rights regarding PRCA national sponsors and sponsorship of the above rodeo. *Failure to meet these contractual obligations may constitute a violation of Bylaw 10.3.1 of the PRCA Bylaws.*

Rodeo Committee
Signature: ZB

Rodeo Committee
Print Name: ZACH BURNS

Rodeo Number: 488

Date of Submission: 3/24/26

Douglas County Fair and Rodeo
Rodeo #: 488
Primary Circuit: MS
Castle Rock, Colorado

Today: May 7, 2026 15:34:00
Status: Submitted
Date Approved:
Dates Jul 31, 2026 to Aug 2, 2026

Arena: Douglas County Fairgrounds - 500 Fairgrounds Drive

Entry opening: Jun 29, 2026 11:00 AM
Entry closing: Jul 1, 2026 11:00 AM

Priority Position: Yes

Performance Data:
Fri Night Jul 31, 07:00 PM Sat Night Aug 01, 07:00 PM Sun Matinee Aug 02, 01:00 PM

Total Performances: 3

Special Section Data:
BR Thu Night Jul 30, 07:00 PM BB Thu Night Jul 30, 07:00 PM SB Thu Night Jul 30, 07:00 PM

Total Special Sections: 3

Slack Data:
Fri Morn Jul 31, 10:00 AM TD Sat Morn Aug 01, 09:00 AM SW, TR

Total Slacks: 2

	2025	2024
Arena Seating Capacity	2,700	2,700
Total Tickets Sold	9,248	9,226
Total Tickets Sales	$306,304.00	$169,945.00

Qual	Events	Committee Purse	Sponser Purse	Entry Fees	Permits Accepted	Stock Charge
Y	Bareback Riding	$27,000.00		$125.00 / $200.00 If	Yes	N
Y	Saddle Bronc Riding	$27,000.00		$100.00 / $200.00 If	Yes	N
Y	Bull Riding	$27,000.00		$100.00 DM $100.00 / $200.00 If	Yes	N
	Tie-down Roping	$27,000.00		$250.00 / $400.00 If	Yes	N
	Steer Wrestling	$27,000.00		$200.00 / $400.00 If	Yes	N
	Team Roping	$54,000.00		$275.00 / $400.00 If	Yes	Y
	Barrel Racing	$23,875.00		$0.00 / $0.00 If	Yes	N

		Previous Year
Total PRCA Purse	$212,875.00	$191,000.00
Grand Total	$212,875.00	$191,000.00

Committee Primary Contact
Michelle Mannes
500 Fairgrounds Drive
Castle Rock, US 80104
303-944-2225 (Cell)
mmannes@douglas.co.us

Committee Secondary Contact
John Adams
500 Fairgrounds Dr.
Castle Rock, US 80104
303-868-9173 (Cell)
jadams@demandinc.com

Primary Stock Contractors:
Summit Pro Rodeo

Sub Contractors:
Muddy Creek Pro Rodeo
Honeycutt Rodeo
Penthouse Pro Rodeo

GROUND RULES: ALL EVENTS - The "30-hour replacement" policy will be in effect. See Rodeo Entry Information Section of the Business Journal.

ALL EVENTS - The "walk-up replacement" policy will be in effect. See Rodeo Entry Information Section of the Business Journal.

ALL EVENTS - Re-entries will be accepted for available positions on Wed., July 22 between 9 AM and 11 AM. See Rodeo Entry Information page of the business journal.

RIDING EVENT TRADE DEADLINE - Tue., July 21 at 4 PM. All confirmed trades will be final and will be processed immediately after both involved parties have confirmed through PROCOM.

TIMED EVENT TRADE DEADLINE - Thur., July 23 at 4 PM. All confirmed trades will be final and will be processed immediately after both involved parties have confirmed through PROCOM.

BB, SB, BR - There will be a Special Section in the BB, SB, and BR on Thurs., July 31 at 7 PM. Day money will be paid in the Bull Riding for the Special Section. All entries will be official unless otherwise specified at the time of entry.

QUALIFICATIONS: BB, SB - 48 minimum entries. No compensation. No slack.

BR - 60 minimum entries. No compensation. No slack.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request from Parker Senior Center for $225.00 for their Company Picnic at Challenger Regional Park on August 12, 2026.

SUMMARY: This request is for a fee waiver in the amount of $225.00 for the use of Challenger Regional Park Shelters A, B, and C for the Parker Senior Center Company Picnic event on August 12, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $225.00 for Parker Senior Center.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026
Megan Grandsard - FYI	Notified - FYI	5/7/2026
Celeste Deal - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
Fee Waiver Request Parker Senior Center 2026

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request from Parker Senior Center for $225.00 for their Company Picnic at Challenger Regional Park on August 12, 2026.

SUMMARY: This request is for a fee waiver in the amount of $225.00 for the use of Challenger Regional Park Shelters A, B, and C for the Parker Senior Center Company Picnic event on August 12, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $225.00 for Parker Senior Center.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Fee Waiver Request Parker Senior Center 2026

DOUGLAS COUNTY
COLORADO

Fee Waiver - Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation SS

Subject: **Fee Waiver Request from Parker Senior Center for $225 for their Company Picnic at Challenger Regional Park on August 12, 2026**

Board of County Commissioners Hearing: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Parker Senior Center requests a fee waiver of $225.00 for the use of Challenger Regional Park Shelters A, B, and C for their Company Picnic event on August 12, 2026.

II. BACKGROUND

Parker Senior Center is a registered 501(c)(3) nonprofit organization dedicated to serving the senior population in Douglas County. The organization provides meals, fitness opportunities, activities, education, and group outings to local seniors. The request for a fee waiver is based on the organization's nonprofit status and limited funding resources.

III. REQUEST

Parker Senior Center is requesting a fee waiver of $225.00 for the use of Challenger Regional Park Shelters A, B, and C for their Company Picnic event on August 12, 2026.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $225.00 for Parker Senior Center.

ATTACHMENTS **PAGE**

Fee Waiver Request Letter 2

Parker Senior Center
Where active seniors meet

April 9, 2026

Megan Grandsard
Parks Business & Financial Services Administrator
Douglas County Department of Parks and Recreation

Dear Megan Grandsard,

I am writing on behalf of Parker Senior Center, a registered 501 (c)(3) nonprofit organization, EIN #74-2528815, to formally request a waiver of the $225.00 reservation fee for our Company Picnic at Challenger Regional Park on Wednesday, August 12, 2026 from 10:00 am to 3:00 pm for approximately 150 participants.

Our organization is dedicated to serving the senior population in Douglas County. We are a community center providing meals, fitness, activities, education, and group outings.

Given our nonprofit status and limited funding, we kindly request to waive the associated reservation fees:

Invoice #: DC-002740
Validation Code: 309C

Thank you for considering our application. Please feel free to contact me at 303-841-5370, or email (leslie@parkerseniorcenter.org) if you require additional information.

Sincerely,

Leslie R Soell
Center Manager

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Reduction Request in the Amount of $6,510.00 for the 2nd Annual Roaring Fork Kennel Club Dog Show at Fairgrounds Regional Park.

SUMMARY: This request is for a fee reduction for Roaring Fork Kennel Club in the amount of $6,510 for
their 2nd annual dog show event July 8th thru July 13th on Field 4 at the Fairgrounds Regional. This event is free to the public.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the use fee $6,510 for the Roaring Fork Kennel Club.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026
Megan Grandsard - FYI	Notified - FYI	5/8/2026
Celeste Deal - FYI	Notified - FYI	5/8/2026

ATTACHMENTS:

Cover Page
Fee Reduction Roaring Fork Kennel Club 2026

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Reduction Request in the Amount of $6,510.00 for the 2nd Annual Roaring Fork Kennel Club Dog Show at Fairgrounds Regional Park.

SUMMARY: This request is for a fee reduction for Roaring Fork Kennel Club in the amount of $6,510 for their 2nd annual dog show event July 8th thru July 13th on Field 4 at the Fairgrounds Regional. This event is free to the public.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the use fee $6,510 for the Roaring Fork Kennel Club.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Fee Reduction Roaring Fork Kennel Club 2026

DOUGLAS COUNTY
COLORADO

Fee Reduction - Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Steven Shoultz, CPRP, Director of Parks and Recreation SS

Subject: **Fee Reduction Request in the amount of $6,510 for the 2nd Annual Roaring Fork Kennel Club Dog Show at Fairgrounds Regional Park**

Board of County Commissioners Meeting: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Roaring Fork Kennel Club (RFKC) requests a fee reduction in the amount of $6,510 for their 2nd annual dog show event July 8th thru July 13th on Field 4 at the Fairgrounds Regional Park. This event is free to the public.

II. BACKGROUND

Roaring Fork Kennel Club is a 501(c)(4) non-profit organization. This will be their 2nd Annual dog show at the Douglas County Fairgrounds. The club also indicates future plans to make charitable contributions to the Douglas County Sheriff Canine Unit.

III. REQUEST

Roaring Fork Kennel Club is requesting a fee reduction of $6,510 for the use of Fairgrounds Regional Park, Field 4 for their 2nd annual event on July 8–13, 2026. A summary of the standard per-day cost and the amount requested for each date is provided below:

Date	Item	Cost	Requested Amount
July 8, 2026	Event Set Up	$ 1,210	$ 0
July 9, 2026	Event Set Up	$ 1,210	$ 0
July 10, 2026	Event Days	$ 1,210	$ 250
July 11, 2026	Event Days	$ 1,210	$ 250
July 12, 2026	Event Days	$ 1,210	$ 250
July 13, 2026	Event Tear-Down	$ 1,210	$ 0
Totals	**6-Days**	**$ 7,260**	**$ 750**

If this request is granted there would be cost savings of $6510 to the Roaring Fork Kennel Club.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the use fee $6,510 for the Roaring Fork Kennel Club.

ATTACHMENTS **PAGE**

Fee Modification Request 3

To: Morgan Morehart & Megan Grandsard
Douglas County Parks

From: Tad Walden
Roaring Fork Kennel Club

Re: Fee Adjustment 2026 Event

Date: February 19, 2026

We are requesting the following rate adjustment for the soccer field for our 2026 event.

- $250 per day / $750 total (This includes set-up day(s) July 8 & 9, Event days July 10-13, and Tear Down day of July 13.)

This is our second year and we need to continue laying the foundation for the event. Other regional parks grounds fees are $150 to $350 per day. The upper end of this fee range usually includes covered pavilion and/or electrical hook-ups. This fee would be greater than what other groups pay to rent the field.

Our club is a 501 C4 non-profit organization. Current plans have us making charitable contributions to the Douglas County Sheriff Canine Unit.

Respectfully submitted,

Tad Walden
President & Show Chair
Roaring Fork Kennel Club
7202730494

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $250.00 for Douglas County School District Nutrition Services at Challenger Park, Parking Lot Area.

SUMMARY: Douglas County School District Nutrition Services requests a fee waiver of $250.00 for the use of Challenger Park for the Summer Food Service Program (SFSP) meal distribution.

RECOMMENDED ACTION: Request approval of fee waiver.

REVIEW:

Steve Shoultz	Approve	5/1/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/6/2026
Samantha Hutchison - FYI	Notified - FYI	5/6/2026

ATTACHMENTS:

Cover Page
Fee Waiver Staff Report DCSD Nutrition

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $250.00 for Douglas County School District Nutrition Services at Challenger Park, Parking Lot Area.

SUMMARY: Douglas County School District Nutrition Services requests a fee waiver of $250.00 for the use of Challenger Park for the Summer Food Service Program (SFSP) meal distribution.

RECOMMENDED ACTION: Request approval of fee waiver.

REVIEW:

Steve Shoultz	Approve	5/1/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

Fee Waiver Staff Report DCSD Nutrition

DOUGLAS COUNTY
COLORADO

Fee Waiver Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation SS

CC: Morgan Morehart, Parks Operations Manager

Subject: **Fee Waiver Request in the amount of $250.00 for Douglas County School District Nutrition Services at Challenger Park, parking lot area**

Board of County Commissioners Hearing: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Douglas County School District Nutrition Services requests a fee waiver of $250.00 for the use of Challenger Park for the Summer Food Service Program (SFSP) meal distribution.

II. BACKGROUND

Douglas County School District Nutrition Services provides free, nutritious meals to children aged 18 and under during the summer months when school meals are not available. The Summer Food Service Program (SFSP) supports children experiencing food insecurity by offering easily accessible meal locations throughout the community. The organization expresses its willingness to coordinate logistics and address any questions regarding hosting the program at the park.

III. REQUEST

Douglas County School District Nutrition Services is requesting a fee waiver of $250.00 for the use of Challenger Park, parking lot area, for the Summer Food Service Program (SFSP) meal distribution.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $250.00 for Douglas County School District Nutrition Services.

ATTACHMENTS **PAGE**

Fee Waiver Request 2

Douglas County School District – Nutrition Services
Tara Johnson
Chef & Training Specialist

2812 N. US. HWY 85, Bldg E
Castle Rock, CO 80109
(303) 387-0322
tnjohnson1@dcsdk12.org

To: Douglas County Board of Commissioners

I hope this letter finds you well. Douglas County School District Nutrition Services is expressing our interest in utilizing Challenger Park as a site for the Summer Food Service Program (SFSP) to serve free meals to children aged 18 and under in our community.

The SFSP plays a crucial role in addressing food insecurity among children, particularly during the summer months when access to school meals is limited. By providing nutritious meals at convenient locations within the community, the program ensures that children have access to the sustenance they need to thrive, regardless of their socioeconomic background.

We believe that Challenger Park would serve as an ideal site for the SFSP again this year. Last year, we served 37,000 summer meals around Douglas County, with 3,500 lunches at Challenger Park alone. Your willingness to partner with us in this endeavor would greatly contribute to the success of the summer 2025 program, and make a positive impact on the lives of numerous children and families in our community.

If you are open to the idea of hosting the SFSP at your location, we would be happy to discuss our logistics and operational details further. We understand that you may have questions or concerns about hosting the SFSP, and we would welcome the opportunity to address them. Our team is committed to ensuring a seamless and mutually beneficial partnership. We also are seeking the waiver of the fee of $250 for using the park during the summer to serve free meals to the children of our community.

Thank you for considering our proposal. We look forward to the possibility of working together to bring the Summer Food Service Program to Challenger Park and making a positive impact on the lives of those we serve. Please feel free to contact me to discuss this further or to schedule a meeting at your convenience.

With appreciation,
Tara Johnson
Douglas County School District – Nutrition Services

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $250.00 for Nueva Vida Ministries at Fairgrounds Regional Park Field 4.

SUMMARY: This request is for a $250 fee waiver for the use of Fairgrounds Regional Park Field
4 for the La Liga FC soccer league on May 28, June 4, 11, 18, and 27.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park usefees and may choose to waive or reduce the event fee of $250 for Nueva Vida Ministries.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/7/2026
Megan Grandsard - FYI	Notified - FYI	5/7/2026
Celeste Deal - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
La Liga Soccer_May 2026 Request

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $250.00 for Nueva Vida Ministries at Fairgrounds Regional Park Field 4.

SUMMARY: This request is for a $250 fee waiver for the use of Fairgrounds Regional Park Field
4 for the La Liga FC soccer league on May 28, June 4, 11, 18, and 27.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park usefees and may choose to waive or reduce the event fee of $250 for Nueva Vida Ministries.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/4/2026
Christie Guthrie	Approve	5/4/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

La Liga Soccer_May 2026 Request

DOUGLAS COUNTY
COLORADO

Fee Waiver Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation SS

CC: Morgan Morehart, Parks Operations Manager
Nick Giauque, CPRP, Parks Programs Manager
Amy Knopp, MSOL, Rueter-Hess Recreation Manager

Subject: **Fee Waiver Request in the amount of $250 for Nueva Vida Ministries at Fairgrounds Regional Park Field 4**

Board of County Commissioners Hearing: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Vida Ministries requests a $250 fee waiver for the use of Fairgrounds Regional Park Field 4 for the La Liga FC soccer league on May 28, June 4, 11, 18, and 27.

II. BACKGROUND

Nueva Vida Ministries is a nonprofit 501(c)(3) organization whose mission is "Reflecting Jesus; bringing new life to the world." The organization provides services including corporate worship, Bible-based teaching, community events, and social services. La Liga FC, a free soccer league created in collaboration with the Douglas County Youth Initiative, supports at-risk youth in Douglas County by offering opportunities to engage in after-school athletics and the arts. The program aims to positively influence participants' mental health, self-esteem, and character through team sports and mentorship. Nueva Vida Ministries operates solely on donations.

III. REQUEST

Nueva Vida Ministries is requesting a fee waiver of $250 for the use of Fairgrounds Regional Park Field 4 for La Liga FC soccer league on May 28, June 4, 11, 18, & 27.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee of $250 for Nueva Vida Ministries.

ATTACHMENTS **PAGE**

Fee Waiver Request 3

7805 Windfont Row, Parker, CO 80134|(720) 298-7200|somosnuevavida.com

4/27/26

Board of County Commissioners
Douglas County Parks and Trails
100 Third St.
Castle Rock, CO 80104

Esteemed Board of County Commissioners:

Please accept this letter respectfully requesting the donation of field space (field #4) by Douglas County Parks and Trails for the La Liga FC soccer league to be provided for 5 dates (1 per week consecutively starting May 28th, 2026). Nueva Vida Ministries is a non-profit 501(c)(3) corporation (Federal Identification #92-2683762; Colorado ID# 98286433) whose mission statement is, "Reflecting Jesus Christ; bringing new life to the world." We aspire to emulate the incomparable life of Jesus of Nazareth by serving and supporting people of all ages, races, socio-economic status, and creeds by offering times of corporate worship, Bible-based teaching, social services, and more.

Our free soccer league, La Liga FC, was created in collaboration with Douglas County Youth Initiative with the specific focus of supporting at-risk youth in Douglas County by offering them the opportunity to engage in after school athletics, and the arts. La Liga is a bridge of hope that utilizes team sports and compassionate adult role models to positively influence the mental health, self-esteem, virtuous character, and holistic well-being of its participants. We operate exclusively on donations, and it's only through the generous support of partners like you that we can extend offerings like La Liga FC to the underserved of Colorado. Thank you for your time and consideration in collaborating with us in this ministry of love!

Sincerely,



Peter A. Rodriguez
Pastor/ President
Nueva Vida

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Use Fee Modification Request from $875.00 to $500.00 for the Girl Scouts of Colorado 5-day Camp at Rueter-Hess Reservoir July 13 to 17, 2026.

SUMMARY: This request is for a reduction of use fees at Rueter-Hess Reservoir from $875 to $500 for a 5-day camp from July 13 to 17, 2026. This would offer the Girl Scouts of Colorado a savings of $375. The camp focuses on boating education for girls. Certified boating instructors will teach canoeing, kayaking, sailing, paddle boarding, and windsurfing skills.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use
fees and may choose to waive or reduce the event fee at Rueter-Hess for the Girl Scouts of Colorado.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026
Megan Grandsard - FYI	Notified - FYI	5/8/2026
Celeste Deal - FYI	Notified - FYI	5/8/2026

ATTACHMENTS:

Cover Page
Fee Reduction Request Girl Scouts July 2026

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Use Fee Modification Request from $875.00 to $500.00 for the Girl Scouts of Colorado 5-day Camp at Rueter-Hess Reservoir July 13 to 17, 2026.

SUMMARY: This request is for a reduction of use fees at Rueter-Hess Reservoir from $875 to $500 for a 5-day camp from July 13 to 17, 2026. This would offer the Girl Scouts of Colorado a savings of $375. The camp focuses on boating education for girls. Certified boating instructors will teach canoeing, kayaking, sailing, paddle boarding, and windsurfing skills.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park use
fees and may choose to waive or reduce the event fee at Rueter-Hess for the Girl Scouts of Colorado.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026
Doug DeBord	Approve	5/8/2026

ATTACHMENTS:

Fee Reduction Request Girl Scouts July 2026

DOUGLAS COUNTY
COLORADO

Fee Reduction - Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation SS

CC: Amy Knopp, MSOL, Rueter-Hess Recreation Manager

Subject: **Use Fee Modification Request from $875 to $500 for their 5-day camp at Rueter-Hess Reservoir July 13 to 17, 2026**

Board of County Commissioners Hearing: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

Girl Scouts of Colorado requests a modification of the use fee at Rueter-Hess from $875 to $500 for a 5-day camp during July 13 to 17, 2026, offering them savings of $375. The camp focuses on boating education for girls. Certified boating instructors will teach canoeing, kayaking, sailing, paddle boarding, and windsurfing skills.

II. BACKGROUND

The Girl Scouts of Colorado have been providing this camp since 2020, making 2026 their seventh year. During the five-day camp, the instructors teach non-motorized boating and water safety skills. On average, the camp has 30 participants and instructors.

III. REQUEST

The Girl Scouts of Colorado are requesting a fee modification from $875 to $500 for a 5-day camp at Rueter-Hess Reservoir July 13 to 17, 2026. This fee modification will save the Girl Scouts $375.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the event fee for the Girl Scouts of Colorado.

ATTACHMENTS **PAGE**

Fee Waiver Request Letter 2

April 1, 2026

To: The Board of County Commissioners
Douglas County Department of Parks and Recreation
9651 South Quebec Street
Littleton, CO 80130

From: Louise Bashaw, Camp Director
H2O Sports Sampler LLC
7504 East Sunset Trail
Parker, CO 80134

Please consider a fee modification for our Girl Scout H2O Sport Sampler Day Camp at Rueter-Hess Reservoir. We are a nonprofit organization depending on the reservation fees of our campers and operate on a limited budget. The past 5 years you have allowed us a daily fee of $100 per day rather than the $175 fee per day of a camp of our size.

We are a popular boating camp that teaches canoe, kayak, sailing, stand up paddleboard, and wind surfing. The typical attendance is between 20 to 25 campers with around 10 adult volunteer instructors and safety monitors. Our volunteers work at our camp for the 5 days taking time off from their jobs to insure a valuable experience for the Girl Scout campers.

Please consider modifying our daily fee to $100 in support of our camp.

Sincerely,
Louise Bashaw
silver.bashaw@gmail.com
303-503-4850

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $1,210.00 for the Town of Parker's Dash Across the Dam 5K at Rueter-Hess Reservoir.

SUMMARY: This request is for a fee waiver in the amount of $1,210 for the use of the Rueter-Hess Reservoir for the Town of Parker's 2nd Annual Dash Across the Dam 5K run on Saturday, June 20, 2026.

STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park usefees and may choose to waive or reduce the use fee of $1,210 for the Town of Parker's Dash Across the Dam.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026
Megan Grandsard - FYI	Notified - FYI	5/7/2026
Celeste Deal - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
Fee Waiver Dash Across the Dam 2026

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Steve Shoultz, CPRE, Director of Parks and Recreation

DESCRIPTION: Fee Waiver Request in the Amount of $1,210.00 for the Town of Parker's Dash Across the Dam 5K at Rueter-Hess Reservoir.

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STAFF ASSESSMENT: The Board of County Commissioners has the sole authority to waive or reduce all park usefees and may choose to waive or reduce the use fee of $1,210 for the Town of Parker's Dash Across the Dam.

REVIEW:

Steve Shoultz	Approve	4/30/2026
Dan Avery	Approve	5/4/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Fee Waiver Dash Across the Dam 2026

DOUGLAS COUNTY
COLORADO

Fee Waiver - Staff Report

Date:

To: Douglas County Board of County Commissioners

Through: Dan Avery, Deputy County Manager

From: Steve Shoultz, CPRE, Director of Parks and Recreation SS

CC: Amy Knopp, MSOL, Rueter-Hess Recreation Manager

Subject: **Fee Waiver Request in the amount of $1210 for the Town of Parker's Dash Across the Dam 5K at Rueter-Hess Reservoir**

Board of County Commissioners Hearing: **May 12, 2026 @ 1:30 p.m.**

I. EXECUTIVE SUMMARY

The Town of Parker requests a fee waiver in the amount of $1,210 for the use of the Rueter-Hess Reservoir for the 2nd Annual Dash Across the Dam 5K run on Saturday, June 20, 2026.

II. BACKGROUND

The Town of Parker has reserved the Rueter-Hess Reservoir on June 20, 2026, from 6:30 am to 12:00 pm for the 2nd Annual Dash Across the Dam 5K Run that will host an estimated 300 participants. The fee for the event is $1,210. The Town of Parker is a member of the Rueter-Hess Advisory Board. This will be their second 5K run at the facility. The run will be open to the public. Over 250 people of all ages participated last year. Turnout is expected to increase this year.

III. REQUEST

The Town of Parker is requesting a fee waiver in the amount of $1,210 for the use fees at Rueter-Hess Reservoir on June 20, 2026, for their 2nd Annual Dash Across the Dam 5K race.

IV. STAFF ASSESSMENT

The Board of County Commissioners has the sole authority to waive or reduce all park use fees and may choose to waive or reduce the use fee of $1,210 for the Town of Parker Dash Across the Dam.

ATTACHMENTS **PAGE**

Dash Across the Dam Event Flyer 3

"THE BEST DAM RUN IN PARKER!"





PARKER COLORADO
Parks and Recreation

*SAVE 10%!
by registering groups of 4 or more in the same transaction!









FATHER'S DAY 5K

DASH ACROSS THE DAM

with RNK Running & Walking

SAT., JUNE 20

AT RUETER-HESS RESERVOIR

PARKERREC.COM/DAD5K

PARKER COLORADO Parks and Recreation

RNK Running & Walking

CACC PHYSICAL THERAPY

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Jim Brown, Chief Technology Officer

DESCRIPTION: Annual Cisco ThousandEyes Maintenance Renewal and the Purchase of Network Hardware for the Elections Department in the Amount of $117,060.79.

SUMMARY: Douglas County IT requests Board approval to purchase the annual Cisco ThousandEyes annual renewal and the Elections Hardware through Advanced Network Management, Inc. (ANM), a preferred technology partner for the County.

This Purchase includes the following components:

- **Quote: QT-000111010 Cisco ThousandEyes Maintenance** - $ 61,851.26 from the Maintenance Fund.
- **Quote: QT-000112267 Cisco Meraki Hardware** - $50,186.85 from the Infrastructure Fund.
- **Quote: QT-000112488 is for Ubiquiti Network Hardware** - $5,022.68 from the Infrastructure Fund.

The renewals fall under the Data Communication contract from the state (NASPO) contract: CO AR3227 172938 and under the ANM Terms and Conditions

Total Requested Amount: $ 117,060.79 from both the Infrastructure and Maintenance Funds.

RECOMMENDED ACTION: Approval of Annual Cisco ThousandEyes Maintenance Renewal and the Purchase of Network Hardware for the Elections Department in the Amount of $117,060.79.

REVIEW:

John Huber	Approve	4/27/2026
Jeff Garcia	Escalated	5/1/2026
Amy Williams	Escalated	5/4/2026
Christy Gordon	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026
Suzi Woodruff - FYI	Notified - FYI	5/7/2026

ATTACHMENTS:

Cover Page
ANM 2026 ThousandEyes +61,851.26 QT-000111010-2026-03 SR132481 EA Mod
ANM 2026 Meraki Elections 55,209.53 QT-000112488

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Jim Brown, Chief Technology Officer

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ATTACHMENTS:

ANM 2026 ThousandEyes +61,851.26 QT-000111010-2026-03 SR132481 EA Mod
ANM 2026 Meraki Elections 55,209.53 QT-000112488

Advanced Network Management, Inc
304 Inverness Way South #400
Englewood, CO 80112

James Covey
+1 (719) 884-3615
james.covey@anm.com

Douglas County CO
100 Third Street, Suite 130
Castle Rock, CO 80104
Contract Number: CO AR3227 172938
Sam Rassas
303-660-7323
urassas@douglas.co.us

Quote #: QT-000111010

2026-03 - Douglas County - SR132481 EA Mod

April 9, 2026

Part Number	Description	Start Date	End Date	Term(M)	Qty	List Price	Price	Extended Price
EA3-M	**Cisco EA 3.0 BUNDLE**	6/7/2026	12/14/2030	54.26	1	$ -	$ -	$ -
E3A-TE-UNITS	Cisco ThousandEyes - ThousandEyes Units	6/7/2026	12/14/2030	54.26	9000	$ 0.85	$ 38.00	$ 342,000.00
E3A-TE-USERS	Cisco ThousandEyes - End User Monitoring Advantage	6/7/2026	12/14/2030	54.26	200	$ 14.60	$ 651.58	$ 130,316.00
E3A-TE-NAT-5HR	National Cisco ThousandEyes Advisory Services (5 hours)	6/7/2026	12/14/2030	54.26	5	$ 333.33	$ 12,758.82	$ 63,794.10

Subscription Term of 54.26 Months - Billing Frequency = Annual Billing

Pro-rated amount for 6.26 mos (6/7/26- 12/14/26)	**$ 61,851.26**
Annual amount from Mod QT-111010	**$ 118,564.71**
Annual amount from Original QT-103229	**$ 464,267.19**
Annual Amount going forward	**$ 582,831.90**

NOTE: This quote includes the addition of another technology, Thousand Eyes, to Douglas County's existing Cisco Enterprise Agreement. In the green box, Line 1, represents the addition of Thousand Eyes for beginning on June 7th and for the remainder of this year. The invoiced amount in 2026 will be $61,851.26. Next year and each subsequent years for the remaining term (54.26 months), Douglas County's annual invoice for the entire Cisco EA will change from the current amount of $464,267.18 (line 3) to $582,831.90 (line 4).

Sub-Total	$	536,110.10
Estimated Taxes	$	-
Shipping Costs	$	-
Grand Total	$	536,110.10

ANM will honor the prices in this quote for 30 days subject to increases, if any, imposed during that period by third party suppliers. Original Equipment Manufacturer (OEM) products, software and services are non-cancelable and non-returnable, unless approved by the OEM.

Terms and conditions

ANM reserves the right to cancel quotes and/or orders in the event of pricing or other errors.
Taxes and Shipping costs are estimates and Customer agrees to pay the actual tax and shipping costs due as listed on the applicable invoice.
Customer agrees to supplement their PO issued to ANM if necessary to authorize payment of actual invoiced taxes and shipping cost. NTTC required for non-taxable sales.
Amounts shown for Consumption-based products and services are estimates only, and Customer agrees to pay for invoiced amounts based on actual consumption.
Customer agrees to supplement their PO issued to ANM as necessary to authorize payment of actual consumption-based costs.
Expedited shipping is subject to an additional charge.
Quote is subject to the attached ANM Terms and Conditions. All software and/or hardware is subject to manufacturer terms and conditions.
Subscription fees are non-refundable and payment obligations are non-cancelable and non-negotiable, except where prohibited by law.
Credit card payments will be subject to a 3% surcharge, which is not greater than our total cost of accepting credit cards and is not applied to debit card payments.

By signing below, I represent that I am permitted to sign for the above-named entity and hereby authorize ANM to order products and/or perform services in accordance with the terms and conditions of this quote.

Customer Signature Date

Customer Name (Printed) Title

Terms and Conditions

These Terms and Conditions ("Agreement") apply to hardware and software (collectively, "Products") and services ("Services") that you ("Customer") purchase from Advanced Network Management, Inc. or its affiliates (collectively, "ANM"). Products that are manufactured by third-party vendors ("Manufacturers") and associated Services provided by such Manufacturers may be subject to additional terms which are available at https://anm.com/eulas-and-product-warranties/ ("Manufacturer's Terms") and incorporated into this Agreement by reference. Customer accepts this Agreement unless it has a separate signed agreement in which case that separate agreement will take precedence with the exception of the Manufacturer's Terms.

1. ORDERS. Customer may purchase Products and/or Services from ANM by signing an ANM-provided quote ("Quote"), issuing a purchase order in response to a Quote, or as otherwise agreed by ANM in writing including, without limitation, in a Statement of Work (collectively, "Orders").

2. TERM. If Products or Services are provided on a subscription basis, ANM shall provide them from the initial date and for the period listed in the Order ("Initial Term"). Products or Services subject to a term that exceeds 12-months (e.g. 3-year subscription) ("Multi-Year Subscriptions") are non-cancelable and non-refundable unless Customer is a government entity subject to non-appropriation of funds. ANM reserves discretion to divide the payment for a Multi-Year Subscription into several payments as a convenience for Customer. Following the Initial Term, the Products or Services will automatically renew for a term equivalent in length to the then-expiring term ("Renewal Term") unless notice is provided to ANM at least 30 days prior to the end of the current term. Any Customer that is a government entity subject to non-appropriation of funds may terminate Products or Services that are subject to a Renewal Term by providing ANM notice at any time prior to the start of the Renewal Term.

3. PRICE. Prices provided on a Quote are subject to change without notice. Applicable taxes will be added to all prices unless a proper tax exemption certificate is provided to ANM at the time an Order is placed.

4. PAYMENT. Payment is due 30 days from invoice date unless ANM expressly agrees otherwise in writing. A service charge of 1.5% per month may be added to all past due balances until collected. Customer agrees to pay to ANM all costs and expenses incurred by ANM with respect to recovering any undisputed amount owed to it under this Agreement including, but not limited to, reasonable attorneys' fees and costs.

5. SHIPPING. ANM has sole discretion in selecting a carrier for orders. If Customer requests expedited shipping, then it agrees that ANM is authorized to upgrade the shipping and may bill Customer for all additional shipping charges. Risk of loss or damage to Products will pass upon ANM's surrender of the Products to the transportation provider (F.O.B. Shipping Point). ANM is not liable for any delays in delivery or for partial or early deliveries. Transportation charges will be in accordance with ANM's shipping policy at the time of shipment. Claims for Product damage or loss in transit on shipments made by a common carrier must be made by the Customer to the common carrier and in accordance with the terms of the common carrier. For deliveries made by ANM personnel, claims for shortages or damages to Products must be made to ANM within five (5) days of the delivery date. If Customer fails to notify ANM within the five (5) day period, the Products will be deemed accepted.

6. PRODUCT RETURNS; RMA. Products are non-returnable and the prices and fees associated therewith will be non-refundable except as permitted in this Section. Customer may return erroneously shipped Products or Products that the Manufacturer authorizes for return through its Return Merchandise Authorization process ("RMA"). Products damaged after shipment may not be returned. Customer is responsible for complying with all Manufacturer return requirements and Customer agrees that any return may be subject to an ANM restocking fee plus shipping costs which it authorizes ANM to offset against any amounts to be credited to Customer's ANM account. If Customer has not yet paid for the Product(s), ANM may invoice Customer for the restocking fee.

7. SECURITY INTEREST. Customer agrees that ANM shall have a purchase money security interest in all Products supplied to Customer by ANM under this Agreement until all payments due ANM for said Products are paid in full. ANM shall have the right to file in any state or local jurisdiction such financing statements as ANM deems necessary to perfect its purchase money security interest hereunder. Upon request by ANM, Customer hereby agrees to execute all documents necessary to secure ANM's purchase money security interest. Customer also agrees that this Agreement may be filed by ANM in any state or local jurisdiction as a financing statement (or as other evidence of ANM's purchase money security interest).

8. WARRANTIES. Customer represents and warrants that: (a) employees and agents placing orders on its behalf are duly authorized to commit Customer; (b) it will comply with the applicable Manufacturer's Terms; and (c) it will comply with applicable laws and regulations (including those pertaining to export control) related to its receipt and use of the Products and Services. Product warranties and warranties for Services performed by the Manufacturer (if any) are provided by the Manufacturer. To the extent authorized, ANM shall pass through to Customer any transferable warranties and indemnifications with respect to Products and Services performed by Manufacturers, which shall be Customer's sole and exclusive remedy relating to such Products and Services. With respect to Services performed by ANM, such Services shall be performed in a diligent, professional and workmanlike manner conforming to the requirements of the applicable Order. WITH THE EXCEPTION OF THE FOREGOING, ANM DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

9. INDEMNIFICATION. Unless prohibited by law, Customer will indemnify, hold harmless, and defend ANM and its affiliates, its officers, directors, employees, successors, and assigns from and against any and all damages, costs, and expenses (including reasonable attorneys' fees, expenses, and costs) incurred in connection with any third party claims, demands, suits, or proceedings relating to this Agreement.

10. LIMITATION OF LIABILITY. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW AND REGARDLESS OF WHETHER ANY REMEDY FAILS OF ITS ESSENTIAL PURPOSE AND REGARDLESS OF WHAT CAUSE OF ACTION (INCLUDING NEGLIGENCE) OR CLAIM FOR RELIEF IS ASSERTED: (A) IN NO EVENT WILL EITHER PARTY OR ITS OFFICERS, DIRECTORS, EMPLOYEES, SUCCESSORS, ASSIGNS, OR AFFILIATES BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR OTHER SPECIAL DAMAGES; (B) THE ONLY LIABILITY ANM WILL HAVE WITH RESPECT TO PRODUCTS PROVIDED UNDER THIS AGREEMENT AND SERVICES PERFORMED BY MANUFACTURERS WILL BE THE PRODUCT RETURN RIGHTS DESCRIBED HEREIN; AND (C) THE MAXIMUM LIABILITY OF ANM WITH RESPECT TO SERVICES PERFORMED BY ANM SHALL BE LIMITED TO THE AMOUNT OF FEES PAID BY CUSTOMER TO ANM FOR SUCH SERVICES DURING THE TWELVE (12) MONTHS PRIOR TO THE FIRST EVENT OR OCCURRENCE GIVING RISE TO THE CLAIM.

11. DISPUTES. The enforcement and interpretation of, and all claims or disputes arising out of or related to this Agreement shall be governed by the procedural and substantive laws of the State of New Mexico, including its statute of limitations, without regard to conflict of laws principles that would cause the application of another jurisdiction's laws to apply. If a dispute arises out of or relates to this Agreement, or the performance or breach thereof, the parties agree first to try in good faith to settle the dispute by negotiation before proceeding to litigation.

12. NOTICES. Any notice, demand, or request required or permitted to be given under this Agreement must be in writing and sent to the parties at the addresses set forth below via hand delivery, overnight courier, or certified or registered U.S. mail. Notices are effective upon receipt. Customer notices shall be sent to the most recent billing address on file with ANM. ANM notices shall be sent to: Advanced Network Management, Inc., ATTN: In-House Counsel, 304 Inverness Way S, Suite 400, Englewood, CO 80112.

13. SEVERABILITY. Any provision in this Agreement that is held by a court of competent jurisdiction to be unenforceable shall be modified by said court and interpreted to best accomplish the original provision to the fullest extent permitted by law. The remaining provisions of this Agreement shall remain in effect.

14. ENTIRE AGREEMENT. This Agreement, together with any Order, constitutes the entire agreement, and supersedes any and all prior agreements between the parties with regard to the subject matter hereof. Issuance of a purchase order responsive to a Quote shall constitute an agreement to this Agreement. Any boilerplate terms included on any such purchase order are expressly rejected and are not part of this Agreement unless prohibited by law.

Advanced Network Management, Inc
304 Inverness Way South #400
Englewood, CO 80112

James Covey
+1 (719) 884-3615
james.covey@anm.com

Douglas County CO
100 Third Street, Suite 130
Castle Rock, CO 80104
Contract Number: CO AR3227 172938
Sam Rassas
303-660-7323
urassas@douglas.co.us

Quote #: QT-000112267 & QT-000112488

Douglas County - Elections Meraki

Quote #: QT-000112267 **09-Apr-26**

Part Number	Description	Contract	Start Date	End Date	Term(M)	Qty	List Price	Price	Extended Price
MG52E-HW	**Meraki MG52E Cellular Gateway with support for 5G Standalone**	**CO AR3227 172938**				21	$ 2,766.92	$ 1,162.11	$ 24,404.31
MA-ANT-DUAL-C3	**Meraki MG52E Patch Antenna**	**CO AR3227 172938**				21	$ 1,039.17	$ 467.63	$ 9,820.23
MA-INJ-4	**Meraki gigabit, 802.3at PoE Injector (No PowerCord Included)**	**CO AR3227 172938**				21	$ 157.77	$ 71.00	$ 1,491.00
MA-PWR-CORD-US	**Meraki AC Power Cord for MX and MS (US Plug)**	**CO AR3227 172938**				21	$ 8.66	$ 3.90	$ 81.90
CW9162I-MR	**Catalyst 9162I AP (W6E, tri-band 2x2) w/Meraki**	**CO AR3227 172938**				21	$ 1,522.68	$ 685.21	$ 14,389.41
CISCO-NETWORK-SUB	**Cisco Networking Subscription**		7/7/2026	12/6/2030	53.2581	1	$ -	$ -	$ -
LIC-MR-E	Meraki MR Essentials Subscription LIC and Support				53.2581	21	$ 692.35	$ -	$ -
LIC-MG-E	Meraki MG Essentials Subscription LIC and Support				53.2581	21	$ 2,023.81	$ -	$ -

Quote #: QT-000112488 **Douglas County - Elections Ubiquiti**

Part Number	Description	Contract	Start Date	End Date	Term(M)	Qty	List Price	Price	Extended Price
UMR-INDUSTRIAL-US	COMPACT RUGGEDIZED AND CARRIER UNLOCKED LTE CAT 4 MOBILE W	Open Market				26	$ 199.00	$ 193.18	$ 5,022.68

Sub-Total	**$ 55,209.53**
Estimated Taxes	**$** -
Shipping Costs	**$** -
Grand Total	**$ 55,209.53**

ANM will honor the prices in this quote for 30 days subject to increases, if any, imposed during that period by third party suppliers. Original Equipment Manufacturer (OEM) products, software and services are non-cancelable and non-returnable, unless approved by the OEM.

This quote is governed by the terms and conditions of the following contract: CO AR3227 172938.

All software and/or hardware is subject to manufacturer terms and conditions.

Subscription fees are non-refundable and payment obligations are non-cancelable and non-negotiable, except in the event of insufficient appropriations made available by federal and/or state legislature, or as otherwise prohibited by court order or law.

Prices shown may **NOT** include all applicable taxes and shipping charges.

All prices subject to change without notice. Supply subject to availability.

Taxes and Shipping costs are estimates and Customer agrees to pay the actual tax and shipping costs due as listed on the applicable invoice.

Customer agrees to supplement their PO issued to ANM if necessary to authorize payment of actual invoiced taxes and shipping cost. NTTC required for non-taxable sales.

Amounts shown for Consumption-based products and services are estimates only, and Customer agrees to pay for invoiced amounts based on actual consumption.

Customer agrees to supplement their PO issued to ANM as necessary to authorize payment of actual consumption-based costs.

Expedited shipping is subject to an additional charge.

Credit card payments will be subject to a 3% surcharge, which is not greater than our total cost of accepting credit cards and is not applied to debit card payments.

Purchase Orders should be issued to:

Advanced Network Management, Address: 304 Inverness Way S, Suite 400 Englewood, CO 80112

CO Tax ID # 02872963

Federal Tax ID # **85-0427142 | |** DUNS # **83-909-5247**

Credit: Net 30 Days (all credit terms subject to prior ANM credit approval)

Customer Signature Date

Customer Name (Printed) Title

Terms and Conditions

These Terms and Conditions ("Agreement") apply to hardware and software (collectively, "Products") and services ("Services") that you ("Customer") purchase from Advanced Network Management, Inc. or its affiliates (collectively, "ANM"). Products that are manufactured by third-party vendors ("Manufacturers") and associated Services provided by such Manufacturers may be subject to additional terms which are available at https://anm.com/eulas-and-product-warranties/ ("Manufacturer's Terms") and incorporated into this Agreement by reference. Customer accepts this Agreement unless it has a separate signed agreement in which case that separate agreement will take precedence with the exception of the Manufacturer's Terms.

1. ORDERS. Customer may purchase Products and/or Services from ANM by signing an ANM-provided quote ("Quote"), issuing a purchase order in response to a Quote, or as otherwise agreed by ANM in writing including, without limitation, in a Statement of Work (collectively, "Orders").

2. TERM. If Products or Services are provided on a subscription basis, ANM shall provide them from the initial date and for the period listed in the Order ("Initial Term"). Products or Services subject to a term that exceeds 12-months (e.g. 3-year subscription) ("Multi-Year Subscriptions") are non-cancelable and non-refundable unless Customer is a government entity subject to non-appropriation of funds. ANM reserves discretion to divide the payment for a Multi-Year Subscription into several payments as a convenience for Customer. Following the Initial Term, the Products or Services will automatically renew for a term equivalent in length to the then-expiring term ("Renewal Term") unless notice is provided to ANM at least 30 days prior to the end of the current term. Any Customer that is a government entity subject to non-appropriation of funds may terminate Products or Services that are subject to a Renewal Term by providing ANM notice at any time prior to the start of the Renewal Term.

3. PRICE. Prices provided on a Quote are subject to change without notice. Applicable taxes will be added to all prices unless a proper tax exemption certificate is provided to ANM at the time an Order is placed.

4. PAYMENT. Payment is due 30 days from invoice date unless ANM expressly agrees otherwise in writing. A service charge of 1.5% per month may be added to all past due balances until collected. Customer agrees to pay to ANM all costs and expenses incurred by ANM with respect to recovering any undisputed amount owed to it under this Agreement including, but not limited to, reasonable attorneys' fees and costs.

5. SHIPPING. ANM has sole discretion in selecting a carrier for orders. If Customer requests expedited shipping, then it agrees that ANM is authorized to upgrade the shipping and may bill Customer for all additional shipping charges. Risk of loss or damage to Products will pass upon ANM's surrender of the Products to the transportation provider (F.O.B. Shipping Point). ANM is not liable for any delays in delivery or for partial or early deliveries. Transportation charges will be in accordance with ANM's shipping policy at the time of shipment. Claims for Product damage or loss in transit on shipments made by a common carrier must be made by the Customer to the common carrier and in accordance with the terms of the common carrier. For deliveries made by ANM personnel, claims for shortages or damages to Products must be made to ANM within five (5) days of the delivery date. If Customer fails to notify ANM within the five (5) day period, the Products will be deemed accepted.

6. PRODUCT RETURNS; RMA. Products are non-returnable and the prices and fees associated therewith will be non-refundable except as permitted in this Section. Customer may return erroneously shipped Products or Products that the Manufacturer authorizes for return through its Return Merchandise Authorization process ("RMA"). Products damaged after shipment may not be returned. Customer is responsible for complying with all Manufacturer return requirements and Customer agrees that any return may be subject to an ANM restocking fee plus shipping costs which it authorizes ANM to offset against any amounts to be credited to Customer's ANM account. If Customer has not yet paid for the Product(s), ANM may invoice Customer for the restocking fee.

7. SECURITY INTEREST. Customer agrees that ANM shall have a purchase money security interest in all Products supplied to Customer by ANM under this Agreement until all payments due ANM for said Products are paid in full. ANM shall have the right to file in any state or local jurisdiction such financing statements as ANM deems necessary to perfect its purchase money security interest hereunder. Upon request by ANM, Customer hereby agrees to execute all documents necessary to secure ANM's purchase money security interest. Customer also agrees that this Agreement may be filed by ANM in any state or local jurisdiction as a financing statement (or as other evidence of ANM's purchase money security interest).

8. WARRANTIES. Customer represents and warrants that: (a) employees and agents placing orders on its behalf are duly authorized to commit Customer; (b) it will comply with the applicable Manufacturer's Terms; and (c) it will comply with applicable laws and regulations (including those pertaining to export control) related to its receipt and use of the Products and Services. Product warranties and warranties for Services performed by the Manufacturer (if any) are provided by the Manufacturer. To the extent authorized, ANM shall pass through to Customer any transferable warranties and indemnifications with respect to Products and Services performed by Manufacturers, which shall be Customer's sole and exclusive remedy relating to such Products and Services. With respect to Services performed by ANM, such Services shall be performed in a diligent, professional and workmanlike manner conforming to the requirements of the applicable Order. WITH THE EXCEPTION OF THE FOREGOING, ANM DISCLAIMS ANY AND ALL WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

9. INDEMNIFICATION. Unless prohibited by law, Customer will indemnify, hold harmless, and defend ANM and its affiliates, its officers, directors, employees, successors, and assigns from and against any and all damages, costs, and expenses (including reasonable attorneys' fees, expenses, and costs) incurred in connection with any third party claims, demands, suits, or proceedings relating to this Agreement.

10. LIMITATION OF LIABILITY. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW AND REGARDLESS OF WHETHER ANY REMEDY FAILS OF ITS ESSENTIAL PURPOSE AND REGARDLESS OF WHAT CAUSE OF ACTION (INCLUDING NEGLIGENCE) OR CLAIM FOR RELIEF IS ASSERTED: (A) IN NO EVENT WILL EITHER PARTY OR ITS OFFICERS, DIRECTORS, EMPLOYEES, SUCCESSORS, ASSIGNS, OR AFFILIATES BE LIABLE TO THE OTHER PARTY OR ANY OTHER PERSON FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR OTHER SPECIAL DAMAGES; (B) THE ONLY LIABILITY ANM WILL HAVE WITH RESPECT TO PRODUCTS PROVIDED UNDER THIS AGREEMENT AND SERVICES PERFORMED BY MANUFACTURERS WILL BE THE PRODUCT RETURN RIGHTS DESCRIBED HEREIN; AND (C) THE MAXIMUM LIABILITY OF ANM WITH RESPECT TO SERVICES PERFORMED BY ANM SHALL BE LIMITED TO THE AMOUNT OF FEES PAID BY CUSTOMER TO ANM FOR SUCH SERVICES DURING THE TWELVE (12) MONTHS PRIOR TO THE FIRST EVENT OR OCCURRENCE GIVING RISE TO THE CLAIM.

11. DISPUTES. The enforcement and interpretation of, and all claims or disputes arising out of or related to this Agreement shall be governed by the procedural and substantive laws of the State of New Mexico, including its statute of limitations, without regard to conflict of laws principles that would cause the application of another jurisdiction's laws to apply. If a dispute arises out of or relates to this Agreement, or the performance or breach thereof, the parties agree first to try in good faith to settle the dispute by negotiation before proceeding to litigation.

12. NOTICES. Any notice, demand, or request required or permitted to be given under this Agreement must be in writing and sent to the parties at the addresses set forth below via hand delivery, overnight courier, or certified or registered U.S. mail. Notices are effective upon receipt. Customer notices shall be sent to the most recent billing address on file with ANM. ANM notices shall be sent to: Advanced Network Management, Inc., ATTN: In-House Counsel, 304 Inverness Way S, Suite 400, Englewood, CO 80112.

13. SEVERABILITY. Any provision in this Agreement that is held by a court of competent jurisdiction to be unenforceable shall be modified by said court and interpreted to best accomplish the original provision to the fullest extent permitted by law. The remaining provisions of this Agreement shall remain in effect.

14. ENTIRE AGREEMENT. This Agreement, together with any Order, constitutes the entire agreement, and supersedes any and all prior agreements between the parties with regard to the subject matter hereof. Issuance of a purchase order responsive to a Quote shall constitute an agreement to this Agreement. Any boilerplate terms included on any such purchase order are expressly rejected and are not part of this Agreement unless prohibited by law.

400

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Daniel Roberts, Assistant Director, Operations

DESCRIPTION: Dust Suppressant and Soil Stabilization IFB012-26 for Award Orders in the Amount of $200,000.00 to Dustpods, LLC, $125,000.00 to Team Laboratories Chemicals, LLC and $150,000.00 to Envirotech Services.

SUMMARY: Public Works Operations went out to bid per IFB 012-26 for the purchase of dust suppressant and soil stabilization materials to be used on County gravel roadways to reduce dust particles.

Operations is in the process of testing different products that are more cost effective but still provide soil stabilization on the Counties gravel roadways.

Envirotech Services:

80/20 Magnesium/Lignin	-	$1.35/gallon
Magnesium Chloride	-	$1.20/gallon
Durablend or equivalent	-	$1.70/gallon
Base Bind or equivalent	-	$2.13/gallon

Dustpods, LLC

Dustpods Performance Stabilizer	-	$.94gallon
Base One Base Stabilizer	-	$.94/gallon

Team Laboratories Chemicals LLC:

Base One Base Stabilizer	-	$20.00/gallon

RECOMMENDED ACTION: Public Works Operations recommends the Board award and approve Purchase Orders in the amount of $200,000 to Dustpods, LLC, $125,000 to Team Laboratories Chemicals, LLC and $150,000 to Envirotech Services to be used on gravel County Right of Ways for the purpose of dust suppressant and soil stabilization reducing dust particles.

REVIEW:

Janet Herman	Approve	4/29/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
Team Laboratory Chemcials Dust Suppressant PO Request_Shawna P
SIGNED- Evirotech Services_Dust_Suppressant PO Request-Shawna P
SIGNED_ Dust Pods Dust Suppressant PO Request-Shawna P
IFB 012-26 Summary Abstract

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Daniel Roberts, Assistant Director, Operations

DESCRIPTION: Dust Suppressant and Soil Stabilization IFB012-26 for Award Orders in the Amount of $200,000.00 to Dustpods, LLC, $125,000.00 to Team Laboratories Chemicals, LLC and $150,000.00 to Envirotech Services.

SUMMARY: Public Works Operations went out to bid per IFB 012-26 for the purchase of dust suppressant and soil stabilization materials to be used on County gravel roadways to reduce dust particles.

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Envirotech Services:

80/20 Magnesium/Lignin	-	$1.35/gallon
Magnesium Chloride	-	$1.20/gallon
Durablend or equivalent	-	$1.70/gallon
Base Bind or equivalent	-	$2.13/gallon

Dustpods, LLC

Dustpods Performance Stabilizer	-	$.94gallon
Base One Base Stabilizer	-	$.94/gallon

Team Laboratories Chemicals LLC:

Base One Base Stabilizer	-	$20.00/gallon

RECOMMENDED ACTION: Public Works Operations recommends the Board award and approve Purchase Orders in the amount of $200,000 to Dustpods, LLC, $125,000 to Team Laboratories Chemicals, LLC and $150,000 to Envirotech Services to be used on gravel County Right of Ways for the purpose of dust suppressant and soil stabilization reducing dust particles.

REVIEW:

Janet Herman	Approve	4/29/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Team Laboratory Chemcials Dust Suppressant PO Request_Shawna P
SIGNED- Evirotech Services_Dust_Suppressant PO Request-Shawna P
SIGNED_ Dust Pods Dust Suppressant PO Request-Shawna P
IFB 012-26 Summary Abstract

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430
Fax: 303-660-9661

Date Requested: 04/28/26 **Date Required:** ASAP

Department No.: 31400 **Requested By:** Shawna Potter

Department Title: Operations Fin Spec **Deliver To:** 3030 Industrial Way

Account Number: 31400.448800

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

DocuSigned by:
Janet Herman 4/29/2026
8C083BBDBE87489...
Authorized Department Official

Suggested Vendor

Team Laboratory Chemicals LLC
PO Box 1467
Detroit Lakes, MN 56502
218-846-9490 kelsey@teamlab.net

Qty.	Unit	Description/Specifications	Unit Price	Amount
	Gal	Per IFB012-26 bid for dust suppressant products		$125,000.00
		Team Laboratory bid one product		
		Base One Base Stabilizer	20.00/gal	
		Purchase not to exceed $125,000		
			Total Price	**$125,000.00**

Special Instructions:

FOR PURCHASING USE ONLY

Purchase Order No.: _____
Vendor Number: _____
Date Entered: _____
Entered By: _____

Accounting Review: _____
Budget Review: _____
Cty Manager Approval: _____
BOCC Approval: _____
BOCC Approval: _____

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
VENDOR CONTACT & TITLE:	Wayne Gilles	Eric Nitti	Kelsey McCombs
VENDOR ADDRESS:	1900 32nd Ave NE, Black Eagle, MT 59414	910 54th Avenue, Suite 230, Greeley, CO 80634	PO Box 1467, Detroit Lakes, MN 56502
CONTACT PHONE NUMBER:	704-682-3343	970-346-3900	218-846-9490
CONTACT EMAIL ADDRESS:	wayne@dustpods.com	esibids@envirotechservices.com	kelsey@teamlab.net

SECTION ONE: DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
80% magnesium chloride / 20% lignin sulfonate with Corrosion Inhibitor	N/A	$ 1.35	N/A
Magnesium Chloride	N/A	$ 1.20	N/A
"Durablend" or equivalent with Corrosion Inhibitor	N/A	$ 1.70	N/A
"Base Bind" or equivalent with Corrosion Inhibitor	N/A	$ 2.13	N/A

SECTION TWO: ALTERNATE DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
Dustpods Performance Stabilizer	$ 0.94		
Base One Base Stabilizer			$ 20.00

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
Additional Comments from Bidder	N/A	N/A	Base One will be implemented in the same manner as it was in 2025 test section. Base One will be shipped to Douglas County PW at 9040 Tammy Ln., Bldg. A, Parker, CO 80134. Team Lab requires a 10 day lead time from date of purchase order to date of delivery. Typically the lead time is less but just want to cover our bases. Price includes freight to Douglas County PW (address above). County will be responsible for receiving, unloading and storing the 275 gallon totes of Base One for future use. All other duties of transporting the product from the said address above to the jobsite will be the counties (sic) responsibility. The application rate is .005 gallons of Base One per square yeard per inch material treated in depth. Example: One 275-gallon tote will treat a road 5,280 feet long by 24 ft. wide by 4 inches deep.

OTHER INFORMATION:			
Provided 3 References?	No	Yes	Yes
Miscellaneous comments:	See bid document(s) for more product details.	See bid document(s) for more product details.	See bid document(s) for more product details.

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430
Fax: 303-660-9661

Date Requested: 04/28/26 **Date Required:** ASAP

Department No.: 31400 **Requested By:** Shawna Potter

Department Title: Operations Fin Spec **Deliver To:** 3030 Industrial Way

Account Number: 31400.448800

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

DocuSigned by:
Janet Herman 4/29/2026
8C085BBDDE87489...
Authorized Department Official

Suggested Vendor

Envirotech Services
910 54th Avenue, Suite 230
Greeley CO 80634
970-346-3900

Qty.	Unit	Description/Specifications	Unit Price	Amount
	Gal	Per IFB012-26 bid for dust suppressant products		$150,000.00
		Envirotech Services Bid four prouducts		
		80/20 Magnesium Chloride/Lignin	1.35/gal	
		Magnesuim Chloride	1.20/gal	
		Durablend or equivalent	1.70/gal	
		Base Bind or equivalent	2.13/gal	
		Purchase not to exceed $125,000		
			Total Price	**$150,000.00**

Special Instructions:

FOR PURCHASING USE ONLY

Purchase Order No.: _____
Vendor Number: _____
Date Entered: _____
Entered By: _____

Accounting Review: _____
Budget Review: _____
Cty Manager Approval: _____
BOCC Approval: _____
BOCC Approval: _____

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
VENDOR CONTACT & TITLE:	Wayne Gilles	Eric Nitti	Kelsey McCombs
VENDOR ADDRESS:	1900 32nd Ave NE, Black Eagle, MT 59414	910 54th Avenue, Suite 230, Greeley, CO 80634	PO Box 1467, Detroit Lakes, MN 56502
CONTACT PHONE NUMBER:	704-682-3343	970-346-3900	218-846-9490
CONTACT EMAIL ADDRESS:	wayne@dustpods.com	esibids@envirotechservices.com	kelsey@teamlab.net

SECTION ONE: DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
80% magnesium chloride / 20% lignin sulfonate with Corrosion Inhibitor	N/A	$ 1.35	N/A
Magnesium Chloride	N/A	$ 1.20	N/A
"Durablend" or equivalent with Corrosion Inhibitor	N/A	$ 1.70	N/A
"Base Bind" or equivalent with Corrosion Inhibitor	N/A	$ 2.13	N/A

SECTION TWO: ALTERNATE DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
Dustpods Performance Stabilizer	$ 0.94		
Base One Base Stabilizer			$ 20.00

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
Additional Comments from Bidder	N/A	N/A	Base One will be implemented in the same manner as it was in 2025 test section. Base One will be shipped to Douglas County PW at 9040 Tammy Ln., Bldg. A, Parker, CO 80134. Team Lab requires a 10 day lead time from date of purchase order to date of delivery. Typically the lead time is less but just want to cover our bases. Price includes freight to Douglas County PW (address above). County will be responsible for receiving, unloading and storing the 275 gallon totes of Base One for future use. All other duties of transporting the product from the said address above to the jobsite will be the counties (sic) responsibility. The application rate is .005 gallons of Base One per square yeard per inch material treated in depth. Example: One 275-gallon tote will treat a road 5,280 feet long by 24 ft. wide by 4 inches deep.

OTHER INFORMATION:			
Provided 3 References?	No	Yes	Yes
Miscellaneous comments:	See bid document(s) for more product details.	See bid document(s) for more product details.	See bid document(s) for more product details.

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Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430
Fax: 303-660-9661

Date Requested: 04/28/26 **Date Required:** ASAP

Department No.: 31400 **Requested By:** Shawna Potter

Department Title: Operations Fin Spec **Deliver To:** 3030 Industrial Way

Account Number: 31400.448800

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

DocuSigned by:
Janet Herman 4/29/2026
8C085BBDBE87489...
Authorized Department Official

Suggested Vendor

Dustpods LLC
1900 32nd Avenue NE
Black Eagle MT 59414
704-682-3343 Wayne@dustpods.com

Qty.	Unit	Description/Specifications	Unit Price	Amount
	Gal	Per IFB012-26 bid for dust suppressant products		$200,000.00
		Dustpods LLC bid two products that are being tested on County Right of Way		
		Dustpods Performance Stabilizer	.94/gal	
		Base One Base Stabilizer	.94/gal	
		Purchase of both products not to exceed $200,000		
			Total Price	**$200,000.00**

Special Instructions:

FOR PURCHASING USE ONLY

Purchase Order No.: _____
Vendor Number: _____
Date Entered: _____
Entered By: _____

Accounting Review: _____
Budget Review: _____
Cty Manager Approval: _____
BOCC Approval: _____
BOCC Approval: _____

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INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
VENDOR CONTACT & TITLE:	Wayne Gilles	Eric Nitti	Kelsey McCombs
VENDOR ADDRESS:	1900 32nd Ave NE, Black Eagle, MT 59414	910 54th Avenue, Suite 230, Greeley, CO 80634	PO Box 1467, Detroit Lakes, MN 56502
CONTACT PHONE NUMBER:	704-682-3343	970-346-3900	218-846-9490
CONTACT EMAIL ADDRESS:	wayne@dustpods.com	esibids@envirotechservices.com	kelsey@teamlab.net

SECTION ONE: DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
80% magnesium chloride / 20% lignin sulfonate with Corrosion Inhibitor	N/A	$ 1.35	N/A
Magnesium Chloride	N/A	$ 1.20	N/A
"Durablend" or equivalent with Corrosion Inhibitor	N/A	$ 1.70	N/A
"Base Bind" or equivalent with Corrosion Inhibitor	N/A	$ 2.13	N/A

SECTION TWO: ALTERNATE DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
Dustpods Performance Stabilizer	$ 0.94		
Base One Base Stabilizer			$ 20.00

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
Additional Comments from Bidder	N/A	N/A	Base One will be implemented in the same manner as it was in 2025 test section. Base One will be shipped to Douglas County PW at 9040 Tammy Ln., Bldg. A, Parker, CO 80134. Team Lab requires a 10 day lead time from date of purchase order to date of delivery. Typically the lead time is less but just want to cover our bases. Price includes freight to Douglas County PW (address above). County will be responsible for receiving, unloading and storing the 275 gallon totes of Base One for future use. All other duties of transporting the product from the said address above to the jobsite will be the counties (sic) responsibility. The application rate is .005 gallons of Base One per square yeard per inch material treated in depth. Example: One 275-gallon tote will treat a road 5,280 feet long by 24 ft. wide by 4 inches deep.

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CONTACT PHONE NUMBER:	704-682-3343	970-346-3900	218-846-9490
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SECTION TWO: ALTERNATE DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
Dustpods Performance Stabilizer	$ 0.94		
Base One Base Stabilizer			$ 20.00

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
Additional Comments from Bidder	N/A	N/A	Base One will be implemented in the same manner as it was in 2025 test section. Base One will be shipped to Douglas County PW at 9040 Tammy Ln., Bldg. A, Parker, CO 80134. Team Lab requires a 10 day lead time from date of purchase order to date of delivery. Typically the lead time is less but just want to cover our bases. Price includes freight to Douglas County PW (address above). County will be responsible for receiving, unloading and storing the 275 gallon totes of Base One for future use. All other duties of transporting the product from the said address above to the jobsite will be the counties (sic) responsibility. The application rate is .005 gallons of Base One per square yeard per inch material treated in depth. Example: One 275-gallon tote will treat a road 5,280 feet long by 24 ft. wide by 4 inches deep.

OTHER INFORMATION:

Provided 3 References?	No	Yes	Yes
Miscellaneous comments:	See bid document(s) for more product details.	See bid document(s) for more product details.	See bid document(s) for more product details.

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Cori Cowan, P.E., Capital Improvements Project Engineer

DESCRIPTION: Amendment 1 to Public Contract for Services with B2P, Inc. dba Basis Partners for the Additional Amount of $425,000.00, for the Hilltop Road Project - Segment 1; Douglas County Project Number CI 2020-029.

SUMMARY: The proposed PCS Amendment 1 with Basis is for additional consultant construction management services during construction of the Hilltop Road Improvement Project - Segment 1.

Basis Partners was originally chosen through a competitive selection process, administered by Douglas County Engineering Staff, to perform construction management tasks for the Hilltop Road Project - Segment 1. The selection process took place in February of 2025. The Douglas County Board of County Commissioners approved the original PCS on March 25, 2025. Basis has completed nearly a year of construction management services on this project so far.

The proposed PCS Amendment 1 with Basis is for an additional $425,000.00. The proposed PCS amendment with Basis will be used to continue providing construction support services through the duration of construction. These services include construction inspections, construction materials testing, and other construction related professional services as needed during construction, as needed to support Douglas County throughout construction of the project. The additional support is needed due to the warm winter (originally assumed a winter shutdown for inclement weather), added scope to the contractor for additional work in Segment 2 resulting in a later project end date, additional required materials laboratory tests, and other added scope to Basis including a constructability review for the Segment 2 final plans.

Douglas County Staff would like to continue using Basis Partners to provide these services, due to their knowledge of the project and efficiencies.

Funding for the proposed PCS Amendment 1 is set aside in Fund 230, Business

Unit 800156.473100, and will increase PO #2025393.

RECOMMENDED ACTION: Approval of Amendment 1 to Public Contract for Services (PCS) with B2P, Inc. dba Basis Partners (Basis) for the additional amount of $425,000.00, for the Hilltop Road Project - Segment 1, Douglas County Project Number CI 2020-029.

REVIEW:

Kristina Mann	Approve	4/28/2026
Jeff Garcia	Escalated	5/5/2026
Amy Williams	Approve	5/6/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
PCS-Amendment-1-CM-Hilltop-Road-(Basis)-PO 2025393-BOCC 5_12_26-Cori C
Exhibit A-1_Scope_Change_Order_1_Hilltop_CI2020-029 (002)
Exhibit B-1_Fee_ Change_Order_1_Hilltop_CI2020-029_SignedJB

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Cori Cowan, P.E., Capital Improvements Project Engineer

DESCRIPTION: Amendment 1 to Public Contract for Services with B2P, Inc. dba Basis Partners for the Additional Amount of $425,000.00, for the Hilltop Road Project - Segment 1, Douglas County Project Number CI 2020-029.

SUMMARY: The proposed PCS Amendment 1 with Basis is for additional consultant construction management services during construction of the Hilltop Road Improvement Project - Segment 1.

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REVIEW:

Kristina Mann	Approve	4/28/2026
Jeff Garcia	Escalated	5/5/2026
Amy Williams	Approve	5/6/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

PCS-Amendment-1-CM-Hilltop-Road-(Basis)-PO 2025393-BOCC 5_12_26-Cori C
Exhibit A-1_Scope_Change_Order_1_Hilltop_CI2020-029 (002)
Exhibit B-1_Fee_ Change_Order_1_Hilltop_CI2020-029_SignedJB

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025393
ACCOUNT NUMBER: 800156.473100

THIS AMENDMENT is entered into as of this _____ day of _____, 2026, by and between the Board of County Commissioners of the County of Douglas, State of Colorado (the "County"), and **B2P, INC. dba BASIS PARTNERS (BASIS)**, A Colorado corporation authorized to do business in Colorado (the "Consultant").

WHEREAS, the County and the Consultant entered into a certain Public Contract for Services dated **March 26, 2025** (the "Contract"); and

WHEREAS, the County and the Consultant originally agreed to a Maximum Contract Expenditure for services in the amount of **N Nine Hundred Seventy Thousand Dollars ($970,000.00).** Compensation for the additional work associated with this Amendment Number One (1) shall be **Four Hundred Twenty-Five Thousand Dollars and No Cents ($425,000.00)**; and

WHEREAS, the County and the Consultant desire to amend the Contract by increasing the Maximum Contract Expenditure which may be paid to the Consultant, by amending the Scope of Work and by adding additional payment terms and extending the Term; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

"**Maximum Contract Expenditure.** Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **One Million, Three Hundred Ninety-Five Thousand Dollars and No Cents ($1,395,000.00)**. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Consultant. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

THE COST OF THIS ADDITIONAL WORK SHALL NOT EXCEED: $ 425,000.00

PREVIOUSLY APPROVED PCS REVISIONS: $ 00,000.00

TOTAL FOR ALL PCS REVISIONS (TO DATE, INCLUDING THIS AMENDMENT): $ 425,000.00

TOTAL FOR ORIGINAL PCS: $ 970,000.00

GRAND TOTAL INCLUDING ALL PCS REVISIONS SHALL NOT EXCEED: $ 1,395,000.00

ACTUAL TIME AND MATERIALS FOR SERVICES PROVIDED SHALL BE BILLED MONTHLY.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025393
ACCOUNT NUMBER: 800156.473100

2. Section 5 of the Contract is hereby amended to read:

"Term. It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on **May 16, 2025**, and terminate at 12:00 a.m. on **June 30, 2027**. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term."

3. Exhibit A of the Contract is hereby amended by adding the additional work contained in the attached **Exhibit A-1**, incorporated herein by this reference.

4. Exhibit B of the Contract is hereby amended by adding the payment terms contained in the attached **Exhibit B-1**, incorporated herein by this reference.

5. The remainder of the Contract shall remain in full force and effect.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025393
ACCOUNT NUMBER: 800156.473100

IN WITNESS WHEREOF, the County and Consultant have executed this Amendment as of the date first above written.

B2P, INC. dba BASIS PARTNERS

BY:_____ **ATTEST: (if a corporation)**

Printed Name_____ **_____**

Title:_____ **Title:_____**

DATE:_____

Signature of Notary Public Required:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

_____
, CHAIR Date

APPROVED AS TO CONTENT:

_____
DOUGLAS J. DEBORD Date
COUNTY MANAGER

ATTEST

_____
Deputy Clerk Date

DEPARTMENT OF PUBLIC WORKS ENGINEERING

_____
JANET HERMAN, P. E. Date
Director of Public Works Engineering

APPROVED AS TO FISCAL CONTENT:

_____
CHRISTIE GUTHRIE Date
Director of Finance

APPROVED AS TO LEGAL FORM:

_____
CHRIS PRATT Date
Senior Assistant County Attorney

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025393
ACCOUNT NUMBER: 800156.473100

Name of Contact at Consultant's Place of Business:

Josh Barrett, P.E., Project Manager, BASIS

Email Address of Contact:

Josh.Barrett@basisp.com

Phone # of Contact:

(303) 870-8287

Address of Contact:

9000 E. Nichols Avenue, Suite 215
Centennial, CO 80112

EXHIBIT A-1 – SCOPE OF SERVICES

CHANGE ORDER #1

Hilltop Road Improvements Project Segment 1

Douglas County Project Number CI 2020-029

April 24, 2026

Narrative – Change Order Explanation

As detailed in the below changes to Exhibit A – Scope of Services, there have been various changes to the construction schedule, additional inspection and project engineering support needs, additional materials testing, and added team assignments not contemplated in the current executed contract amount. Douglas County has requested these changes be incorporated into the contract via Change Order to increase the contract maximum compensation and term of services.

Modifications to Exhibit A – Scope of Services

Below are specific changes to Exhibit A – Scope of Services (Dated March 4, 2025)

Project Background and Tasks Associated with The Scope of Services for the Hilltop Road Improvements Project Segment 1

- Portions of Segment 2 earthwork and drainage have been added to Segment 1 increasing the quantity of work items and associated inspection/materials testing support.
- Hybrid Project Engineer and Construction Manager – Additional support requested by Douglas County exceeding the estimated maximum of 20 hours per week.
- Junior Inspector Trainee – This position transitioned from a no charge trainee position to a full-time billable position at the request of Douglas County due to field demands warranting additional inspection support to ensure quality of work.

Construction Management and Materials Testing Services

- Section A.4 Additions
    - The anticipated contractor's completion date has been changed from August 16, 2026 to November 2, 2026, adding approximately three months of services need.

- Limited support was assumed during an anticipated four month winter shut-down period from November 15, 2025, to March 15, 2026. The contractor elected to continue work through the winter therefore increasing the level of support needed.

- Section A.23 Modifications/Additions
  - Concrete Pavement and/or Structural Concrete Testing – Concrete strength testing added for cast-in-place drainage structures and roadway concrete elements (curb and gutter, median, etc.).
  - Aggregate Base Course – LA Abrasion testing added for aggregate base course and additional R-value testing for multiple sources of material.

- Add Section A.24
  - Perform constructability review and provide comments for Hilltop Road Segment 2 incorporating knowledge and lessons learned from Segment 1.

- Add Section A.25
  - Perform additional tasks and assignments as requested by Douglas County.

EXHIBIT B-1 – FEE

Change Order #1

Hilltop Road Improvement Project Segment 1

Douglas County Project Number CI 2020-029

April 16, 2026

BASIS PARTNERS

Douglas County
Hilltop Road Segment 1 CM
Estimated Fee - Hourly Task Breakdown

			Basis Partners						Yeh and Associates							
		Staff	Josh Barrett	Travis Van Matre	Raymie Partington	Derek Phipps	Diego Fernandez	Sheila Wood	Andrea Baxter	Welton Bertrand	Adam Ramos	Bob Laforce	Aaron Westhoff	Admin	**SUBTOTAL HOURS**	ODC or Sub (See table at bottom)	**SUBTOTAL FEE**
Task		**Billing Rate**	$327.75	$175.00	$185.00	$251.50	$111.24	$156.50	$89.50	$72.95	$87.94	$242.22	$118.19	$105.00			
A	**Project Management & Administration**		**30**	0	0	0	0	**6**	**24**	0	0	0		0	**60**		**$ 12,919.50**
1	Initial Setup & Monthly Invoice Reporting		7					3	24						34		$ 4,911.75
2	Budget Management		7					3							10		$ 2,763.75
3	Team Planning & Management		16												16		$ 5,244.00
B	**Preconstruction Services**		0	0	0	0	0	0	0	0	0	0		0			$ -
1	Plans, Specs, and Bid Package Review and Project File Setup																$ -
2	Preconstruction Meetings & Submittals																$ -
3	Preconstruction Utility Coordination																$ -
C	**Construction Contract Administration & Coordination**		0	**596**	**84**	**50**	0	0	0	0	0	0		0	**730**		**$ 132,415.00**
1	General Support (Submittals, RFIs, COs, Coordination, Directives)			250	15										265		$ 46,525.00
2	Documentation Preparation, Methods, Logs, and Forms			240	15										255		$ 44,775.00
3	Meetings			46	46										92		$ 16,560.00
	a *General Coordination*			*8*	*8*										*16*		*$ 2,880.00*
	b *Pre-Work Meetings (Env, Survey, SWMP, Paving, Safety)*			*8*	*8*										*16*		*$ 2,880.00*
	c *Weekly Progress Meetings*			*30*	*30*										*60*		*$ 10,800.00*
4	Pay Applications			40											40		$ 7,000.00
5	Utility Relocation Support																$ -
6	Schedule Review and Management					50									50		$ 12,575.00
7	Substantial Completion, Punch List, and Closeout Support			20	8										28		$ 4,980.00
D	**Inspection and Materials Testing**		0	0	**545**	0	**1395**	0	0	0	0	0		0	**1940**		**$ 256,004.80**
1	Construction Inspection, Reporting, & Quantities				545		1395								1940		$ 256,004.80
E	**Yeh and Associates**		0	0	0	0		0	0	0	0	0	0	0			$ -
1	Field Materials Testing, Inspection, and Reporting																$ -
2	Materials Professional Engineer Testing Oversight																$ -
3	Outside Laboratory Materials Testing (Denver Lab)																$ -
4	Administrative Support																$ -
	SUBTOTAL	**HOURS**	30	596	629	50	1395	6	24	0	0	0	0	0	**2730**		
		FEE	$ 9,832.50	$ 104,300.00	$ 116,365.00	$ 12,575.00	$ 155,179.80	$ 939.00	$ 2,148.00	$ -	$ -	$ -	$ -	$ -	**$ 401,339.30**	$ -	

Other Direct Cost (ODC), Subcontractor, and Vendor Detail

Task	Description	Cost
E3	Asphalt (SMA)	
E3	Asphalt (HMA)	
E3	Aggregate Base Course	
Outside Laboratory Materials Testing (Denver Lab)		**$0.00**

FEE ESTIMATE NOTES & ASSUMPTIONS

1) Project Completion changed from July 31, 2026 to November 2, 2026, no winter shut down.
2) See Exhibit A-1 for complete Scope of Service Modifications

Estimated Fee = $ 401,339.30
Contingency as Directed/Approved by County = $ 23,660.70
Total Estimated Fee = $ 425,000.00

Prepared by:
Basis Partners

Josh Barrett

Digitally signed by Josh Barrett
DN: cn=Josh Barrett, o=Basis Partners, email=josh.barrett@basisp.com
Date: 2026.04.17 15:55:38 -06'00'

Josh Barrett, PE
Basis Project Manager/Contract Manager

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Benjamin Pierce, P.E., Capital Improvements Projects Supervisor

DESCRIPTION: Amendment 1 to Public Contract for Services with HDR Engineering, Inc. for Design Services During Construction on the Hilltop Road Improvement Project, for an Additional $24,837.00, Which Takes the Original Contract Amount over $100,000.00, Requiring Board of County Commissioners Approval; and will Also Extend the Expiration Date of the Contract Through June 30, 2027; Douglas County Project Number CI 2020-029.

SUMMARY: The proposed PCS Amendment 1 with HDR is for additional consulting services during construction of the Hilltop Road Improvement Project - Segment 1.

HDR was originally chosen through a competitive selection process, administered by Douglas County Engineering Staff, to perform final design tasks for the Hilltop Road Improvement Project. The selection process took place in July of 2020. The Douglas County Board of County Commissioners (BOCC) approved the original PCS for the original amount of $96,782.00, on September 15, 2020. HDR has completed their design scope for segment 1 and the project is currently under construction.

The proposed PCS Amendment 1 with HDR is for an additional $24,837.00, which takes the original contract amount over $100,000.00, requiring BOCC approval; and will also extend the expiration date of the contract through June 30, 2027. This amendment with HDR will be used to continue providing consulting support services through the duration of construction. These services include answering contractor requests for information, reviewing contractor provided shop drawings, providing additional design services for minor revisions during construction, attending meetings with the contractor regarding design questions, and other ancillary duties as needed to support Douglas County throughout construction of the project.

Since HDR is the engineer of record for the project, it is most efficient to continue using HDR to provide these services.

Funding for the proposed PCS Amendment 1 is set aside in Fund 230, Business Unit 800156.473100, and will be used to increase the current PO #2025488.

RECOMMENDED ACTION:

Approval of Amendment 1 to Public Contract for Services (PCS) with HDR Engineering, Inc. (HDR) for Design Services During Construction on the Hilltop Road Improvement Project, for an additional $24,837.00, which takes the original contract amount over $100,000.00, requiring BOCC approval; and will also extend the expiration date of the contract through June 30, 2027; Douglas County Project Number CI 2020-029.

REVIEW:

Kristina Mann	Approve	4/29/2026
Jeff Garcia	Approve	5/6/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
Amendment-HDR Eng-Amendment 1 PCS-Hilltop Rd-Ben Pierce CI2020-029

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Benjamin Pierce, P.E., Capital Improvements Projects Supervisor

DESCRIPTION: Amendment 1 to Public Contract for Services with HDR Engineering, Inc. for Design Services During Construction on the Hilltop Road Improvement Project, for an Additional $24,837.00, Which Takes the Original Contract Amount over $100,000.00, Requiring Board of County Commissioners approval; and will also Extend the Expiration Date of the Contract Through June 30, 2027; Douglas County Project Number CI 2020-029.

SUMMARY: The proposed PCS Amendment 1 with HDR is for additional consulting services during construction of the Hilltop Road Improvement Project - Segment 1.

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The proposed PCS Amendment 1 with HDR is for an additional $24,837.00, which takes the original contract amount over $100,000.00, requiring BOCC approval; and will also extend the expiration date of the contract through June 30, 2027. This amendment with HDR will be used to continue providing consulting support services through the duration of construction. These services include answering contractor requests for information, reviewing contractor provided shop drawings, providing additional design services for minor revisions during construction, attending meetings with the contractor regarding design questions, and other ancillary duties as needed to support Douglas County throughout construction of the project.

Since HDR is the engineer of record for the project, it is most efficient to continue using HDR to provide these services.

Funding for the proposed PCS Amendment 1 is set aside in Fund 230, Business Unit 800156.473100, and will be used to increase the current PO #2025488.

RECOMMENDED ACTION:

Approval of Amendment 1 to Public Contract for Services (PCS) with HDR Engineering, Inc. (HDR) for Design Services During Construction on the Hilltop Road Improvement Project, for an additional $24,837.00, which takes the original contract amount over $100,000.00, requiring BOCC approval; and will also extend the expiration date of the contract through June 30, 2027; Douglas County Project Number CI 2020-029.

REVIEW:

Kristina Mann	Approve	4/29/2026
Jeff Garcia	Approve	5/6/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Amendment-HDR Eng-Amendment 1 PCS-Hilltop Rd-Ben Pierce CI2020-029

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025488
ACCOUNT NUMBER: 800156.473100

THIS AMENDMENT is entered into as of this _____ day of _____, 2026, by and between the Board of County Commissioners of the County of Douglas, State of Colorado (the "County"), and **HDR ENGINEERING, INC**., A Nebraska corporation authorized to do business in Colorado (the "Consultant").

WHEREAS, the County and the Consultant entered into a certain Public Contract for Services dated **May 16, 2025** (the "Contract"); and

WHEREAS, the County and the Consultant originally agreed to a Maximum Contract Expenditure for services in the amount of **Ninety-Six Thousand Seven Hundred and Eighty-Two Dollars and No Cents ($96,782.00).** Compensation for the additional work associated with this Amendment Number One (1) shall be **Twenty-Four Thousand Eight Hundred Thirty-Seven Dollars and No Cents ($24,837.00)**; and

WHEREAS, the County and the Consultant desire to amend the Contract by increasing the Maximum Contract Expenditure which may be paid to the Consultant, by amending the Scope of Work and by adding additional payment terms and extending the Term; and

WHEREAS, the County has budgeted and appropriated the necessary funds to satisfy the financial obligations set forth in the Contract.

NOW, THEREFORE, the parties hereto mutually agree as follows:

1. Section 4 of the Contract is hereby amended to read:

"**Maximum Contract Expenditure.** Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **One Hundred Twenty-One Thousand Six Hundred Nineteen Dollars and No Cents ($121,619.00)**. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Consultant. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

THE COST OF THIS ADDITIONAL WORK SHALL NOT EXCEED: $ 24,837.00

PREVIOUSLY APPROVED PCS REVISIONS: $ 00,000.00

TOTAL FOR ALL PCS REVISIONS (TO DATE, INCLUDING THIS AMENDMENT): $ 24,837.00

TOTAL FOR ORIGINAL PCS: $ 96,782.00

GRAND TOTAL INCLUDING ALL PCS REVISIONS SHALL NOT EXCEED: $ 121,619.00

ACTUAL TIME AND MATERIALS FOR SERVICES PROVIDED SHALL BE BILLED MONTHLY.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025488
ACCOUNT NUMBER: 800156.473100

2. Section 5 of the Contract is hereby amended to read:

"Term. It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on **May 16, 2025**, and terminate at 12:00 a.m. on **June 30, 2027**. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term."

3. Exhibit A of the Contract is hereby amended by adding the additional work contained in the attached **Exhibit A-1**, incorporated herein by this reference.

4. Exhibit B of the Contract is hereby amended by adding the payment terms contained in the attached **Exhibit B-1**, incorporated herein by this reference.

5. The remainder of the Contract shall remain in full force and effect.

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025488
ACCOUNT NUMBER: 800156.473100

IN WITNESS WHEREOF, the County and Consultant have executed this Amendment as of the date first above written.

HDR ENGINEERING, INC.

BY: _____

Printed Name R. Bradley Martin

Title: Senior Vice President

DATE: 2026-04-27

ATTEST: (if a corporation)

_____

Title: Quality + Records Coordinator

Signature of Notary Public Required:

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

ROBERT H. SCHIMPF
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224018067
MY COMMISSION EXPIRES MAY 05, 2026

The foregoing instrument was acknowledged before me this 27TH day of APRIL, 2026, by R. BRADLEY MARTIN.

Witness my hand and official seal

_____
Notary Public

My commission expires: 05/05/2026

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF DOUGLAS

_____
, CHAIR Date

APPROVED AS TO CONTENT:

_____
DOUGLAS J. DEBORD Date
COUNTY MANAGER

ATTEST

_____
Deputy Clerk Date

DEPARTMENT OF PUBLIC WORKS ENGINEERING

_____
JANET HERMAN, P. E. Date
Director of Public Works Engineering

APPROVED AS TO FISCAL CONTENT:

_____
CHRISTIE GUTHRIE Date
Director of Finance

APPROVED AS TO LEGAL FORM:

_____
CHRIS PRATT Date
Senior Assistant County Attorney

AMENDMENT TO PUBLIC CONTRACT FOR SERVICES
HILLTOP ROAD IMPROVEMENT PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 - 029
AMENDMENT NUMBER ONE (1)
PURCHASE ORDER NUMBER: 2025488
ACCOUNT NUMBER: 800156.473100

Name of Contact at Consultant's Place of Business:

Nicholas Zoller, P.E., Project Manager, HDR ENGINEERING, INC.

Email Address of Contact:

nicholas.zoller@hdrinc.com

Phone # of Contact:

(303) 764-1592

Address of Contact:

1670 Broadway, Suite 3400
Denver, CO 80202

EXHIBIT A-1
HILLTOP ROAD IMPROVEMENTS PROJECT
DOUGLAS COUNTY PROJECT NUMBER CI 2020 – 029

SCOPE OF SERVICES DURING CONSTRUCTION
TASK ORDER AMENDMENT 01
APRIL 8, 2026

PROJECT DESCRIPTION

This scope is to provide additional design services during construction of the Hilltop Road – Segment 1 project. This may include site visits, reviewing contractor submittals, responding to requests for information (RFI's) during construction, and providing minor plan revisions.

WORK DURATION

The anticipated time period for work falls within the original task order dates of April 7, 2025 and December 31, 2027. No additional time is required.

1.0 Project Management

HDR shall provide planning, management, and coordination necessary for the timely and efficient execution of this task order. HDR will engage with Douglas County Project Manager, and will not formally communicate directly with the contractor. Work includes:

- Develop and track the project budget. Authorize staff activities and assess costs.
- Coordinate activities among the project team. Monitor communications.
- Provide invoices with back up and progress reports to the County each month.

Task 1 Deliverables:

- Monthly invoices and supporting written progress reports regarding expenditures.

2.0 Design Services During Construction (DSDC)

Provide design support to Douglas County for proper administration of project contract. Support for the design services during construction will primarily be provided remotely via email or virtual correspondence.

a) Meetings:
   - Attend construction coordination meetings, virtually, as needed. This scope amendment assumes two design personnel for two meetings.

b) Review Contractor submittals:

- Review Contractor(s) submittals, design drawings and shop drawings for compliance with conformed bid documents (design drawings and specifications). Assume 2 reviews at 1 hour each.

c) Design assistance for project field personnel:
   - Provide responses to Requests for Information (RFI's) and field clarifications submitted by Contractor. This scope amendment assumes there will be 4 additional RFIs that require support from HDR.
   - Provide technical assistance to the County (assumed 2 hours per month for 2 months).
   - Provide new or revised design drawings or specifications as necessary and assist Douglas Co in preparation of documentation for contract amendments. Plan revisions include minor changes to plans due to unknown or changed conditions, but do not include revisions required for major changes of design concepts. One revisions set is assumed with this amendment.

d) Site Visits:
   - This amendment assumes one additional as-needed site visits for the design Project Manager/Project Engineer during the duration of the project.

Deliverables - Deliverables generated during the project will include the following and will be submitted throughout the duration of the project. Deliverables will be in electronic format, and no hard copies are assumed.

- Project correspondence generated and received during the project.
- Revised design plans, if required.

Quality Assurance/Quality Control Checks – HDR will provide QA and QC checks on revised design drawings generated during the duration of this Task Order. HDR will provide additional checks or reviews on work performed by others as requested by Douglas County.

Key Understandings:
Consultant's inspection, observation or monitoring portions of the work performed under construction contracts shall not relieve construction contractor(s) from responsibility for performing work in accordance with applicable contract documents. Consultant shall not control or have charge of, and shall not be responsible for, construction means, methods, techniques, sequences, procedures of construction, health or safety programs or precautions connected with the work and shall not manage, supervise, control or have charge of construction. Consultant shall not be responsible for the acts or omissions of construction contractor(s) or other parties on the project. The County agrees to request its construction contractor(s) to include Consultant as an additional insured on the construction contractor(s') general liability insurance in the same way as the County is required to be listed as an additional insured.

EXHIBIT B-1

Hilltop Road - Segment 1 Design Services During Construction - Amendment 01

Fee Estimate

FEE ESTIMATE

4/8/2026

HDR Labor

	Project Role	PM / Design Lead	Project Engineer	CAD	Roadway QC	Drainage Lead	Drainage Engineer	Drainage EIT	Traffic Lead	Traffic QC	Utility Lead	Utility QC	Internal Approvals	Controller	Administrative	Subtotal Hours by Task	Subtotal Fee by Task
	Staff Name	Zoller, N	Freers, J	Schwab, M	Colip, J	Staten, E	Dick, S	Chavez, M	Baker, G	Millar, D	Grant, M	Vestad, J	Gray, M	Daley, K	Oravecz, K		
	Billing Category	Project Manager I	Project Engineer II	CAD/GIS Technician III	Sr. Project Professional III	Sr. Project Manager II	Project Engineer I	EIT II	Project Professional III	Sr. Project Manager III	Project Manager I	Project Engineer II	Administrative II	Project Controller II	Administrative II		
	Billing Rate	$244.00	$195.00	$156.00	$286.00	$290.00	$173.00	$145.00	$204.00	$309.00	$244.00	$195.00	$106.00	$135.00	$106.00		
1	**Task**	**22**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**10**	**2**	**36.00**	**$7,142.00**
1.1	Management of staff resources, schedule, and budget	12														12.00	$2,928.00
1.2	Monthly Invoicing Progress Reports	6												6		12.00	$2,274.00
1.3	contract admin	4											2	4	2	12.00	$1,940.00
																0.00	$0.00
2	**DSDC - Roadway**	**13**	**13**	**8**	**4**	**0**	**0**	**0**	**2**	**1**	**3**	**1**	**0**	**0**	**0**	**45.00**	**$9,743.00**
2.1	general meetings (assume 2 total @ 1 hours)	2														2.00	$488.00
2.2	review contractor submittals (2 reviews at 1 hours each)	1	1						2	1	2	1				8.00	$1,839.00
2.3	4 RFIs	4	4								1					9.00	$2,000.00
2.4	technical assistance to the client as needed (2 hours per month x 2 months)	2														2.00	$488.00
2.5	provide revised drawings as needed (1 revision)	4	8	8	4											24.00	$4,928.00
																0.00	$0.00
3	**DSDC - Drainage**	**0**	**0**	**0**	**0**	**7**	**13**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34.00**	**$6,309.00**
3.1	general meetings (assume 2 total @ 1 hours)					1		1								2.00	$435.00
3.2	4 RFIs					2	4	4								10.00	$1,852.00
3.3	technical assistance to the client as needed (2 hours per month x 2 months)						1	1								2.00	$318.00
3.4	provide revised drawings as needed (1 revision)					4	8	8								20.00	$3,704.00
																0.00	$0.00
4	**Field Visit**	**4**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**8.00**	**$1,556.00**
4.1	(assume 1 site visits - 4 hours each, includes travel time)	4						4								8.00	$1,556.00
Total HDR Labor Hours		**39.00**	**13.00**	**8.00**	**4.00**	**7.00**	**13.00**	**18.00**	**2.00**	**1.00**	**3.00**	**1.00**	**2.00**	**10.00**	**2.00**	**123.00**	
Total HDR Labor Fee		**$9,516.00**	**$2,535.00**	**$1,248.00**	**$1,144.00**	**$2,030.00**	**$2,249.00**	**$2,610.00**	**$408.00**	**$309.00**	**$732.00**	**$195.00**	**$212.00**	**$1,350.00**	**$212.00**		**$24,750.00**

Direct Expenses		**$87.00**
Mileage	1 site visits (2 people) from HDR Denver to project site (60 miles roundtrip)	**$87.00**
Travel		**$0.00**
Subconsultants		**$0.00**
Sub1		**$0.00**
TOTAL PROJECT FEE		**$24,837.00**

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Deborah E. Kula, P.E., Special Projects Engineer

DESCRIPTION: Construction Contract with Mocon Pacific, Inc. for the 2026 Urban Storm Sewer UV CIPP Lining Project in the Amount of $191,000.00; Douglas County Project # SP 2026-012.

SUMMARY: The 2026 Urban Storm Sewer UV CIPP Lining Project will repair 1,144 linear feet of 18-30 inch of corrugated metal pipe (CMP). The pipes incorporated into this project are located in Venneford Ranch Rd, just west of University to HRMD's Sand Creek Park and Lincoln Ave, west of Stonegate Pkwy. These pipes were identified by the storm sewer video program as needing maintenance. These systems will be rehabilitated with Ultraviolet Cured in Place Pipe (UV CIPP); this process provides the least amount of disruption, the least amount of environmental impacts, and the strongest pipe rehabilitation. These safety improvements will extend the service life of these pipes.

County staff requested quotes from four contractors that have completed similar work for the County in the past to be able to complete the Project as soon as possible. The quotes received are as follows:

Mocon Pacific, Inc.	**$166,428.00**
Insituform Technologies	$187,465.00
Inliner Solutions, LLC	$220,454.00
American West Construction	$295,140.00
Engineer's Estimate	*$228,750.00*

Mocon Pacific, Inc. was the most cost effective for this project throughout the more rural areas associated with this project.

The contract with Mocon Pacific, Inc. will be for a total of $191,000.00, which includes $24,572.00 in Field Modifications as contingency for any additional work items that arise (and are approved by the County in writing) during construction for the project. Funding for this construction contract is set aside in Fund 200, Business Unit 800506.478300.

RECOMMENDED ACTION: Approval of the Construction Contract with Mocon Pacific, Inc. for the 2026 Urban Storm Sewer UV CIPP Lining Project in the amount of $191,000.00, Douglas County Project # SP 2026-012.

REVIEW:

Kristina Mann	Approve	5/4/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
Construction Contract - Mocon Pacific - Urban Storm Sewer

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Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Construction Contract - Mocon Pacific - Urban Storm Sewer

2026 URBAN STORM SEWER UV CIPP LINING PROJECT
SP2026-012

Construction Contract

1. **Parties.** This Contract, made and entered into this _____day of **May, 2026,** between the Board of County Commissioners of the County of Douglas (hereinafter "County") and **Mocon Pacific, Inc.,** a Hawaii corporation authorized to do business in Colorado (hereinafter "Contractor").

2. **Contract Documents.** The entire contract between the Parties shall consist of and include:

A. Contract, which includes the Cover Page and Table of Contents;
B. Approved Construction Plans (Exhibit A);
C. Bid Schedule (Exhibit B);
D. Douglas County Roadway Design and Construction Standards;
E. Douglas County Grading, Erosion and Sediment Control Manual, (GESC);
F. Douglas County Storm Drainage Design & Technical Criteria Manual
G. CDOT, Standard Specifications for Road & Bridge Construction;
H. CDOT, Standard Plans, M & S Standards;
I. County's Payment Policies;
J. Insurance Requirements, Revision of Section 107 of the Standard Special Provisions; and
K. Payment and Performance Bonds

3. Except as otherwise provided in this Contract, the project shall be constructed in accordance with the current as amended versions of the Douglas County Roadway Design & Construction Standards, Douglas County Grading, Erosion and Sediment Control Manual, (GESC), the Douglas County Storm Drainage Design & Technical Criteria Manual, the CDOT Standard Specifications for Road and Bridge Construction, dated 2021, and the CDOT M&S Standards. If there is a conflict between any of these standards, the Douglas County standards and manuals shall control.

4. **Scope of Work.** All services described in Exhibit A - (Construction Plans), attached hereto and incorporated herein, shall be performed by Contractor.

The County may, from time to time, request changes to the scope of services to be performed hereunder. Such changes, including any increase or decrease in the amount of the Contractor's compensation, which are mutually agreed upon between the County and Contractor, shall be in writing and shall become part of this Contract upon execution.

The Contractor agrees to diligently and professionally perform all the services described herein in a manner satisfactory to the Authorized Representative. It is also understood and agreed that the Contractor shall not, in performing services hereunder, undertake any action or activity prohibited by the terms of any lease, permit, license or other agreement in effect during the term hereof between the Contractor and the County for the use and occupancy by the Contractor of any County facilities or space.

5. **Term:** It is mutually agreed by the parties that the term of this Contract shall commence as of 12:01 a.m. on April 14, 2026, and terminate at 12:00 a.m. on April 30, 2027. This Contract and/or any extension of its original term shall be contingent upon annual funding being appropriated, budgeted and otherwise made available for such purposes and subject to the County's satisfaction with all products and services received during the preceding term.

6. **Compensation:** Subject to the maximum contract liability and all other provisions of this Contract, the County agrees to pay to the Contractor, and the Contractor agrees to accept payment as described in Exhibit B, attached hereto and incorporated herein, during the term hereof, in accordance with the terms set forth herein.

7. **Maximum Contract Expenditure:** Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **One Hundred Ninety-One Thousand Dollars ($191,000.00)** for fiscal year **2026**. In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

8. **Change Orders.** No change order, or other form of order or directive of the County requiring additional compensable work to be performed, which work is in excess of that specified in Paragraph 4 above, shall be issued unless the Contractor is given written assurance by the County that lawful appropriations to cover the costs of the additional work will be or have been made.

9. **Taxes.** The Contractor shall apply to the State Revenue Department for an exemption certificate in order to exempt it from having to pay sales and use tax.

10. **Indemnification and Insurance.** Contractor agrees to:

A. Indemnification. The Contractor shall defend, release, indemnify and save and hold harmless the County, its officers, agents and employees from and against (1) any and all damages, including but not limited to loss of use, to property, or injuries to or death of any person or persons, including property and officers, agents and employees of the County, and (2) any and all claims, demands, suits, actions, liabilities, costs, expenses (including but not limited to reasonable attorney fees, expert witness fees and all associated defense fees), causes of action, or other legal, equitable or administrative proceedings of any kind or nature whatsoever, of or by anyone whomsoever, regardless of the legal theory(ies) upon which premised, including but not limited to contract, tort, express and/or implied warranty, strict liability, and workers compensation, in any way resulting from, connected with, or arising out of, directly or indirectly, actions or omissions of the Contractor or those performing under it in connection with its operations or performance herewith or its use or occupancy of real or personal property hereunder, including actions or omissions of Subcontractors and Suppliers, and acts or omissions of officers, employees, agents, representatives, invitees or licensees of the Contractor or its Subcontractors or Suppliers; provided however, that the Contractor need not indemnify the County or its officers, agents and employees from damages proximately caused by and apportioned to the negligence of the County's officers, agents and employees. This indemnification is for an amount represented by the degree or percentage of negligence or fault attributable to the indemnity obligor or the indemnity obligor's agents, representatives, subcontractors, or suppliers. Further, this indemnification is intended to comply with and be subject to § 13-50.5-102(8), C.R.S., as amended from time to time.

This indemnity clause shall also cover the County's defense costs, in the event that the County, in its sole discretion elects to provide its own defense. The County retains the right to disapprove counsel, if any, selected by Contractor to fulfill the forgoing defense indemnity obligation, which right of disapproval shall not be unreasonably exercised.

B. Procure and maintain commercial general liability insurance including completed operations, contractual liability, products liability and automobile liability, affording coverage for all claims for bodily injury including death and all claims for destruction of or damage to property, arising out of or in connection with any operations under this Contract, whether such operations be by the Contractor, by subcontractors under it or anyone directly or indirectly employed by the Contractor or by subcontractor under it. Required coverage is outlined in **Revision of Section 107 of the Standard Special Provisions and made a part of this Contract.**

C. Obtain and maintain during the term of this Contract worker's compensation insurance as required by law. This insurance shall cover all of its employees employed under the terms of this Contract. If any of the work on the Project is sublet, the Contractor shall require each of its subcontractors to provide similar coverage for all of the subcontractor's employees to be engaged in such work.

D. Contractor is an independent contractor under this Contract. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times, employees of the Contractor for all purposes, except as otherwise provided for subcontractors herein.

E. Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking.

F. If Contractor violates this provision of this Contract, the County may terminate the Contract for a breach of contract. If the Contract is so terminated, Contractor shall be liable for actual and consequential damages to the County as required by law.

G. The County will notify the Office of the Secretary of State if Contractor violates this provision of this Contract and the County terminates the Contract for such breach.

11. **No Waiver of Governmental Immunity Act.** The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

12. **Assignment.** The Contractor covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part without the prior written approval of the Project Engineer. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the County, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

13. **Subletting of Contract.** The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the Contract, or its right, title or interest therein, without the written consent of the County. The Contractor may utilize the services of specialty contractors on those parts of the Project which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall be fully responsible to the County for the acts and omissions of the subcontractors and of persons directly employed by them, as it is for the acts and omissions of persons directly employed by it. The Contractor shall provide appropriate provisions to be inserted on all subcontracts relative to the Project to bind the subcontractors to the Contractor by the terms of the Contract Documents to give the Contractor the same power in regard to termination of any subcontractor that the County may exercise over the Contractor under any provision of the Contract Documents.

14. **Non-Discrimination and Federal Assurance in Connection with Performance of Work.** The Contractor agrees not to refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, creed, sex, color, national origin, or ancestry and further agrees to insert the foregoing provision in all subcontracts hereunder. Further, Contractor agrees to comply with the Standard Title VI Non-Discrimination Appendices A and E attached hereto and incorporated herein, and the foregoing shall be a provision in all subcontracts hereunder.

15. **Cancellation of Contract.** Failure of the Contractor to comply with any of the requirements of this Contract may be considered by the County as evidence of the inability on the part of the Contractor to maintain the quality and service standards necessary under this Contract and shall be sufficient cause for termination of the Contract and the County initiating legal action against the Performance Bond of the Contractor.

16. **Patented Devices, Materials and Processes.** If a Contractor is required or desires to use any design, device, invention, product, material or process covered by letters of patent or copyright, it shall provide for such use by suitable legal Contract with the patentee or copyright owner and the County and shall pay all license fees and royalties and assume all costs incident to such use and construction of the Project or incorporation in the Project. The Contractor agrees to defend, indemnify and save harmless the County from any and all claims for infringement by reason of the use of such patented design, device, invention, project, material, or process or any trademark or copyright in connection with the construction of the Project pursuant to the Contract Documents and shall defend and indemnify the County for any costs, expense, and damages, including attorney's fees, which the County may be obliged to pay for any such infringement at any time such claim is made or prosecuted, including, but not limited to, after the completion of the Project. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

17. **Compliance with Safety and Health.** Contractor agrees, in the performance of this Contract, to comply with all safety orders, rules and regulations imposed pursuant to the Colorado Occupational Safety and Health Program, commonly referred to as COSHA and/or all other safety orders and regulations properly imposed by any other regulatory governmental agency of the State of Colorado or of the United States.

18. **Permits and Licenses.** Unless otherwise provided, the Contractor shall procure all permits and licenses, and, give all notices necessary and incidental to the due and lawful construction of the Project. County may assist Contractor, when necessary, in obtaining such permits and licenses. All County permits will be at no cost to the Contractors.

19. **Venue.** Any and all legal actions pertaining or related to this Contract shall be filed and tried in the District Court in and for the County of Douglas, State of Colorado.

20. **Colorado Labor Preference.** The provisions of §§ 8-17-101 through 8-17-107, C.R.S., are applicable to this Contract. Colorado labor must be employed to perform the work to the extent of not less than eighty percent (80%) of each type of class of labor in the several classifications of skilled and common labor employed on the Project. The 80% requirement for Colorado labor shall be waived by the County if there is reasonable evidence to demonstrate insufficient Colorado labor to perform the work of the Project and if compliance with this requirement would create an undue burden that would substantially prevent the Project from proceeding to completion. Colorado labor means any person who is a resident of the State of Colorado at the time of the public works project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex is a bona fide occupational qualification. A resident of the State

of Colorado is a person who can provide Colorado driver's license, a valid Colorado state issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. This section is not applicable to any project that receives Federal funds. Enforcement for violation of this section is pursuant to rules and regulations to be promulgated by the Colorado Department of Labor pursuant to §§ 8-17-104, 8-1 7-105 and 8-17-106, C.R.S.

21. **Conflict of Interest.** The Contractor agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Contractor further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

22. **Compliance with All Laws and Regulations.** All of the work performed under this Contract by the Contractor shall comply with all applicable laws, rules, regulations and codes of the United States, State of Colorado and County of Douglas.

23. **No Third-Party Beneficiary.** The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement, shall be strictly reserved by the County and the Contractor, and nothing contained in this Contract shall give or allow any such claim or right of action by any other or third person under such Contract.

24. **Force Majeure:** No party shall be liable for failure to perform hereunder if such failure is the result of force majeure. Any time limit shall be extended for the period of any delay resulting from any force majeure, or this Contract may be terminated if such delay makes performance of the Contract impossible or impracticable. Force majeure shall mean causes beyond the reasonable control of a party against which it would have been unreasonable for the affected party to take precautions and which the affected party cannot avoid even by using its best efforts, such as, but not limited to, natural disasters of overwhelming proportions, exceptional adverse weather conditions, acts of God, acts of war, strikes, work stoppages, fire or other catastrophic casualty or action of non-party government authorities.

25. **Bond.** At the time of the execution of this Contract, the Contractor shall furnish a Contract Payment Bond and a Contract Performance Bond. Each bond shall be in the penal sum equal to the nearest integral one hundred dollars in excess of the Contract value or amount, plus all force account items, if any, specified in the project special conditions to be included in the payment and performance bonds. The bonds and the security shall be in a form and issued by an entity acceptable to the County.

26. **County Execution of Contract:** This Contract is expressly subject to and shall not be or become effective or binding on the County, until execution by all signatories of the County.

REMAINDER OF PAGE
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STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX A

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

1. **Compliance with Regulations:** The Contractor shall comply with the Regulation relative to nondiscrimination in federally-assisted programs of the Department of Transportation (hereinafter, "DOT") Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the Regulations), which are herein incorporated by reference and made a part of this contract.

1. **Non-discrimination:** The Contractor, with regard to the work performed by it during the Contract, will not discriminate on the grounds of race, color, or national origin, in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Contract covers any activity, project, or ~~a~~ program set forth in Appendix B of 49 CFR Part 21.

2. **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Regulations relative to nondiscrimination on the grounds of race, color, national origin, or sex.

3. **Information and Reports:** The Contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County, the Colorado Department of Transportation or the Federal Highway Administration be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information the Contractor shall so certify to the County, the Colorado Department of Transportation or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.

4. **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the nondiscrimination provisions of this Contract, the County shall impose such contract sanctions as it, the Colorado Department of Transportation or the Federal Highway Administration may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Contractor under the Contract until the Contractor complies, and/or
    b. cancellation, termination or suspension of the Contract, in whole or in part.

5. **Incorporation of Provisions:** The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto.

The Contractor shall take such action with respect to any subcontract. or procurement as the County, the Colorado Department of Transportation or the Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a Contractor becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the County to enter into such litigation to protect the interests of the County, and, in addition, the Contractor may request the United States to enter into such litigation to protect the interests of the United States.

STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX E

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U .S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S. C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

IN WITNESS WHEREOF, the parties have set their hands and seal the day herein first above written.

MOCON Pacific, Inc.

SIGNED: _____

PRINT NAME & TITLE: Darin Fogg, President

DATE: _____

ATTEST:

_____

TITLE: _____

Signature of Notary Public Required:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

_____ Date
Abe Laydon, Chair

APPROVED AS TO CONTENT:

_____
DOUGLAS J. DEBORD Date
County Manager

ATTEST

_____
Deputy Clerk Date

DEPARTMENT OF PUBLIC WORKS ENGINEERING:

JANET HERMAN, P. E. **Date**
Director of Public Works

APPROVED AS TO FISCAL CONTENT:

CHRISTIE GUTHRIE **Date**
Director of Finance

APPROVED AS TO LEGAL FORM:

Chris Pratt **Date**
Senior Assistant County Attorney

PROJECT MANAGER REQUIRED TO COMPLETE:

Name of Contact at Contractor's Place of Business: (example: Joe Smith, Concrete Company, Inc.): Garrett Fogg, Mocon Pacific, Inc.

Email Address of Contact: garrettfogg@moconpacific.com

Phone # of Contact: (720)793-3888

Address of Contact: 200 Clifton Ave/PO Box 84, Yampa, CO 80483

COUNTY'S PAYMENT POLICIES

The following policies have been formulated to assure timely and accurate payments by Douglas County Government to its Contractors. Invoices submitted which are not in complete accordance with these policies will be returned (mailed) without payment to the Contractor for completion.

1. Each invoice for progress payment and/or final payment must list the description and location of the work being performed. Contractor's invoice for materials being billed must also be attached.

2. All invoices are to be submitted to Douglas County Department of Public Works - Engineering Division, Philip S. Miller Building, 100 Third Street, Suite 220, Castle Rock, CO 80104; Attention: Deborah Kula, PE, Project Manager.

3. Invoices must be submitted by the 25th of the month to be paid by the 25th of the following month. Under no circumstances will a Contractor be paid more than once a month. Errors will be corrected on the next pay cycle.

4. Checks will be mailed on or about the 25th of each month. When payment dates occur on Saturday or Sunday, payment will be made on the first working day following such date.

ACKNOWLEDGMENT

I have read the above procedures and understand that any deviation therefrom will cause delays in the payment of those invoices involved.

Contractor: _____

Signed by: _____

Print Name: _____

Title: _____

Date: _____

REVISION OF SECTION 107
LEGAL RELATIONS AND RESPONSIBILITY TO PUBLIC

Section 107 of the Standard Specifications is hereby revised as follows:

107.12 PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE

In Subsection 107.12, delete the last paragraph and replace with the following:

Measures to minimize damage to existing trees have been incorporated into the design of this Project. Due to the value of existing trees located within the Project limits, removal of trees has been minimized through the extensive use of ditch adjustments, grade and alignment adjustments and other techniques.

The Contractor shall take all precautions necessary to protect all trees not designated for transplanting and/or removal on the Project. Failure of the Contractor to protect existing trees will result in assessment of liquidated damages as follows:

First occurrence of failure to protect trees - $5,000
Second occurrence of failure to protect trees - $10,000
Any Subsequent occurrence of failure to protect trees - Potential Removal of Contractor from Project plus $10,000 per occurrence

If the Contractor knowingly harms any existing tree(s), he shall immediately notify the Engineer of the tree(s) location and damage. Damage to trees that have been identified in the plans to be protected (or not identified for removal) outside the Project limits (County ROW and / or easements), or on private property, shall be subject to the above liquidated damages, and, potentially, any additional fines pursued by the owner(s) of the private property.

107.15 RESPONSIBILITY FOR DAMAGE CLAIMS, INSURANCE TYPES AND COVERAGE LIMITS

Delete the first paragraph of Subsection 107.15, prior to subparagraph (a), in its entirety and replace with the following:

The Contractor shall exercise proper precaution at all times for the protection of persons and property and shall be responsible for all damage to persons or property, either on or off the site, which occur as a result of his prosecution of the work.

The safety provisions of applicable laws and building and construction codes shall be observed, and the Contractor shall take or cause to be taken such additional safety and health measures as deemed necessary.

The Contractor shall maintain an accurate record of all cases of death, occupational disease, and injury requiring medical attention or causing loss of time from work arising out of, and in the course of, employment on the work under this Contract. The Contractor shall promptly furnish the Engineer with reports concerning these matters.

The Contractor expressly binds himself to defend, indemnify and save harmless the County, its commissioners, officials, officers, directors and employees, against all third-party suits, actions, claims, costs, fees, and expenses, including but not limited to expert fees and attorneys' fees, of any kind and nature brought, or which may be brought against the County, for or on account of any injuries or damage received or sustained by any person, firm, partnership or corporation, or persons, firms, partnerships or corporations, or by any property, in connection with or on account of the operations of the Contractor; or failure to comply with the provisions of the Contract; or on account of or in consequence of neglect of the Contractor in safeguarding the work; or because of the performance of the work under this Contract or by or in consequence of any negligence in connection with the same; or on account of the use of any improper or defective materials or workmanship; or on account of any act or omission, neglect, or misconduct of the Contractor, or a subcontractor, agents, servants or employees; or because of any claims or amounts recovered from any infringements of patent, trademark, or copyright, unless the design, device, material or process involved is specifically required by the Contract; or from any claims or amounts arising or recovered under the Worker's Compensation Act, or other law, ordinance, order or decree; or for any cause arising out of the performance of any subcontractor, agents, servants or employees relating to this Contract. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

Subsection 107.15 (f) is hereby revised to include the following:

(f) The certificates of insurance shall be provided to Douglas County by the Contractor's insurance agent or carrier as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect. Insurance limits must be on each Certificate of Insurance. Each Certificate of Insurance shall be reviewed and approved by Douglas County prior to commencement of the Contract. No other form of certificate shall be used. The certificates shall identify this Contract.

Subsection 107.15 (g) is hereby revised to include the following:

(g) Any completed certificates of insurance, including renewals and amendments or modifications, shall be sent to:

Douglas County Project Engineer	Megan Datwyler
Department of Public Works Engineering	Douglas County Risk Management
100 Third Street, Suite 220	100 Third Street, 3rd Floor
Castle Rock, Colorado 80104	Castle Rock, Colorado 80104

Any notices of cancellation, termination, or material change shall be sent to the above addresses within **thirty (30) calendar days** prior to the date upon which the noticed action

(i.e., cancellation, termination or material change) is to take effect.

Add the following new Subsection 107.15(i) :

(i) Failure on the part of the Contractor to procure or maintain policies providing the required coverage, conditions and minimum limits shall constitute a material breach of contract upon which the County may immediately terminate this Contract, or, in the County's sole discretion, it may suspend the Contractor's performance and/or procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the County shall be repaid by the Contractor to the County upon demand, or the County may offset the cost of the premiums against any monies due to the Contractor from the County.

107.16 OPENING SECTIONS OF PROJECT TO TRAFFIC

Subsection 107.16 is hereby revised to include the following:

The County has the right, subject to reasonable advance notice to the Contractor, to take possession of and use any completed or partially completed portions of the work. The County has this right even though the entire work or any portions thereof may, or may not, have been completed. Such possession and use shall not be deemed an acceptance of any work until all work has been completed in accordance with the Contract. Possession taken by the County pursuant to this paragraph shall not change the period of warranty requirements pursuant to the Revision of Sections 105 and 107.

107.17 CONTRACTOR'S RESPONSIBILITY FOR WORK

Subsection 107.17 is hereby revised to include the following:

Should an excavation become flooded, by any cause, the Contractor shall remove excess water, excavate the unsuitable material to a depth satisfactory to the Engineer and replace it with other suitable material as approved by the Engineer, at the Contractor's expense.

Until final written acceptance of the Project by the County, the Contractor shall have the charge and care thereof and shall take every precaution against injury or damage to any part thereof by the action of the elements, groundwater, surface runoff, floods or from any other cause, whether arising from the execution or from the non-execution of the work. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof.

The Contractor shall be responsible for the Project and shall take such precautions as may be necessary to construct the Project in a dry condition, provide for drainage, groundwater, underground water, surface runoff; and shall erect any necessary temporary structures or other facilities (including pumping and all other dewatering costs) at the Contractor's expense that are needed to complete the requirements for this Project.

No separate measurement and payment will be made of the work, equipment and materials, including, but not limited to, any additional shoring, rock stabilization, diversions, cofferdams, sheeting, pumping and well points required to control the surface and subsurface water in the work area throughout the duration of the Project (until the Project is completed and accepted by the Engineer). This work shall be a subsidiary obligation of the Contractor for this Project.

In an emergency affecting the safety of life or property, on or adjoining the Project site, the Contractor shall act, either at his own discretion, or as instructed by the Engineer, to prevent such threatened loss or injury. Any compensation claimed by the Contractor on account of such emergency work will be determined by the Engineer as provided in Subsections 104.03 and 109.04.

107.19 FURNISHING RIGHT OF WAY

Subsection 107.19 is hereby revised to include the following:

The Contractor shall construct this Project within the right-of-way, permanent slope easements, permanent drainage easements, permanent utility easements and temporary construction easements, or as otherwise provided in writing and as shown on the plans. The Contractor, at his expense, shall obtain any additional temporary construction easements that the Contractor wants. The Contractor shall provide the County with a written copy of all third-party agreements pertaining to this contract. Upon written approval by the Engineer, the County may agree to incorporate the adjacent additional temporary construction easements into the Project limits. The Contractor will be responsible for obtaining all applicable Federal, State and Local permits associated with the work outside the Project limits. No time extensions will be granted by the County for the Contractor to obtain these additional easements. When required, temporary fence will be constructed within the limits of the temporary construction easements.

107.25 WATER QUALITY CONTROL

Subsection 107.25 is hereby revised as follows:

Subsection 107.25(a) Definitions 1 through 4 are hereby deleted.

Subsection 107.25(b) Items 2 and 6 are hereby deleted.

Subsection 107.25(c) is hereby deleted.

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned_____, a corporation organized under the laws of the State of_____, hereinafter referred to as the "Contractor", and_____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of One Hundred Ninety-One Thousand ($191,000.00), lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, tools, superintendence, and other facilities and accessories for the construction of **2026 URBAN STORM SEWER UV-CIPP LINING PROJECT, DOUGLAS COUNTY PROJECT NUMBER SP2026-012**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this payment bond obligation is such that if the Contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing it or its subcontractors with labor and materials, rental machinery, tools, or equipment, used or performed in the prosecution of work provided for in the above Contract and shall indemnify and save harmless the County to the extent of any and all payments in connection with the carrying out of such Contract which the County may be required to make under the law, then this obligation shall be null and void, otherwise, it shall remain in full force and effect;

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract, or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

_____
(Contractor)

BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____, a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor", and _____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of One Hundred Ninety-One Thousand Dollars ($191,000.00), lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of the **2026 URBAN STORM SEWER UV CIPP LINING PROJECT, DOUGLAS COUNTY PROJECT NUMBER SP2026-012**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this performance bond is such that if the Contractor:

1. Promptly and faithfully observes, abides by and performs each and every covenant, condition and part of said Contract, including, but not limited to, its warranty provisions, in the time and manner prescribed in the Contract, and

2. Pays the County all losses, damages (liquidated or actual, including, but not limited to, damages caused by delays in the performance of the Contract), expenses, costs and attorneys' fees that the County sustains resulting from any breach or default by the Contractor under the Contract, then this bond is void; otherwise, it shall remain in full force and effect.

IN ADDITION, if said Contractor fails to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or any other supplies used or consumed by said Contractor or its subcontractors in its performance of the work contracted to be done or fails to pay any person who supplies rental machinery, tools, or equipment, all amounts due as the result of the use of such machinery, tools, or equipment in the prosecution of the work, the Surety shall pay the same in an amount not exceeding the amount of this obligation, together with interest as provided by law.

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

PERFORMANCE BOND
(CONTINUED)

_____
(Contractor)

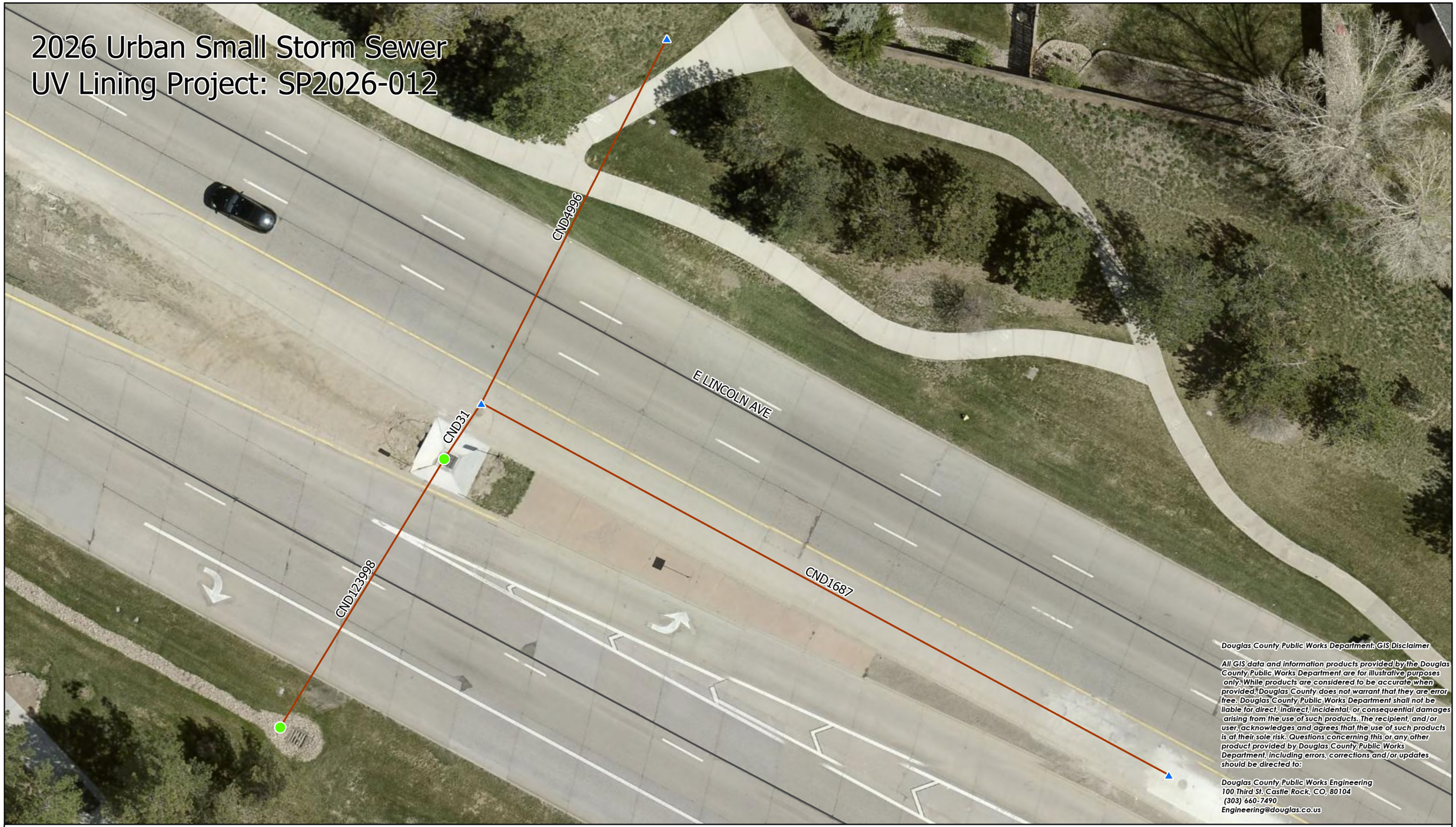
BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

2026 Urban Small Storm Sewer
UV Lining Project: SP2026-012

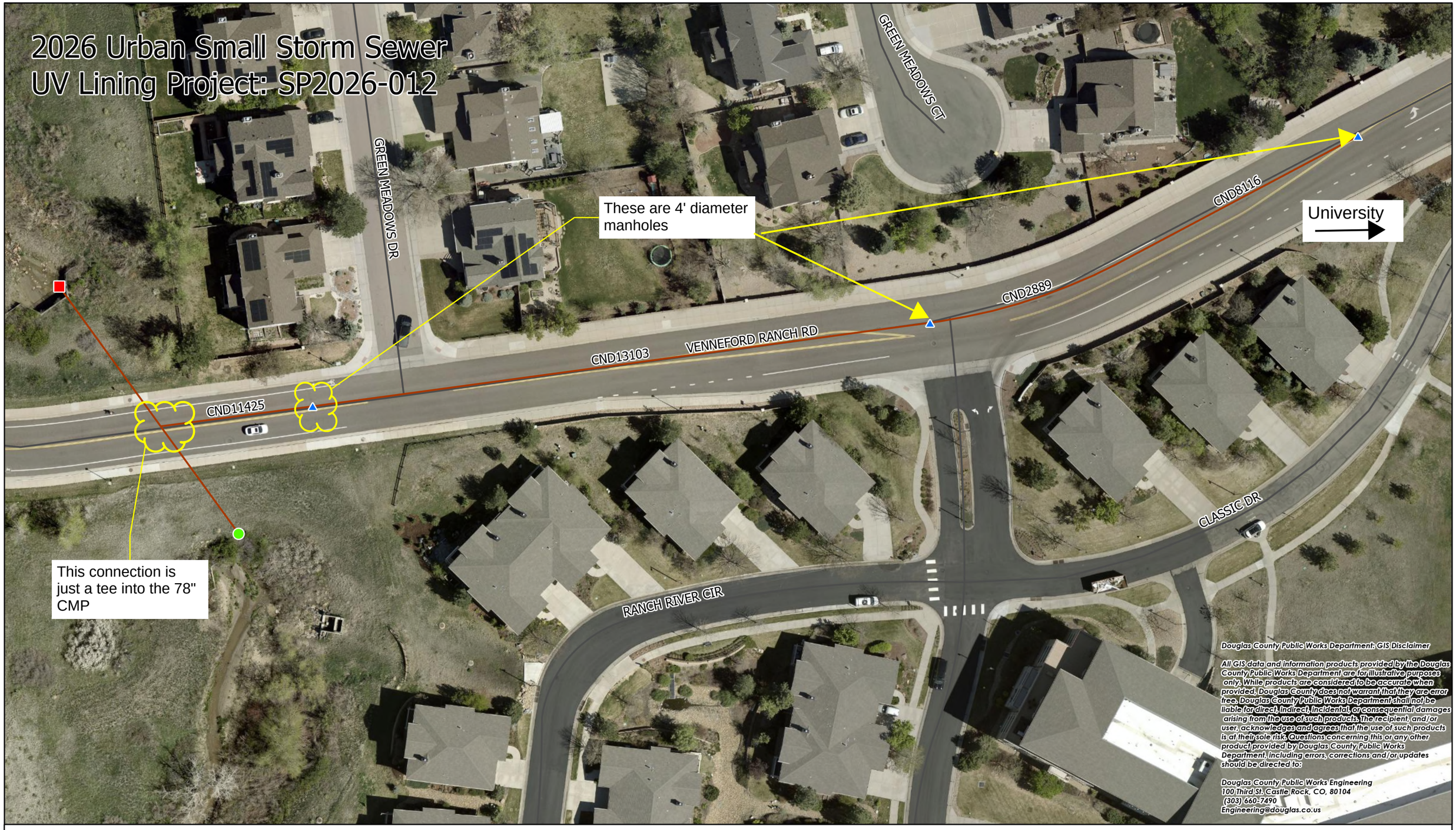


Douglas County Public Works Department: GIS Disclaimer

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Douglas County Public Works Engineering
100 Third St. Castle Rock, CO. 80104
(303) 660-7490
Engineering@douglas.co.us

2026 Urban Small Storm Sewer
UV Lining Project: SP2026-012



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100 Third St. Castle Rock, CO, 80104
(303) 660-7490
Engineering@douglas.co.us

- Junction
- Inlet
- Outfall
- Conduit

N

2026 URBAN SMALL STORM SEWER UV CIPP LINING PROJECT
SP2026-012

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	COST
202	MINOR REPAIRS TO CULVERT	1	LS	$ 2,000.00	$2,000.00
603	CULVERT LINING - CIPP UV LINED				
	CND11425 - 30" CMP	99	LF	$134.50	$13,315.50
	CND13103 - 30" CMP	400	LF	$134.50	$53,800.00
	CND2889 - 30" CMP	132	LF	$134.50	$17,754.00
	CND8116 - 30" CMP	170	LF	$134.50	$22,865.00
	CND4996 - 30" CMP	89	LF	$134.50	$11,970.50
	CND31 - 30" CMP	14	LF	$134.50	$1,883.00
	CND123998 - 30" CMP	68	LF	$134.50	$9,146.00
	CND1687 - 18" RCP	172	LF	$114.50	$19,694.00
630	CONSTRUCTION TRAFFIC CONTROL	1	LS	$14,000.00	$14,000.00
109	FIELD MODIFICATIONS	1	FA	TBD	

TOTAL BID $166,428.00

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

DESCRIPTION: 2027 Application for the Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA) Grant in the Amount of $2,283,230.00.

SUMMARY: Douglas County serves as the fiscal agent for the Rocky Mountain High Intensity Drug Trafficking Area (RMHIDTA) and as such is required to accept the annual grant award as well as any modifications to the original grant award made by the national HIDTA program.

Since 1997, Douglas County has applied for funding through the Office of National Drug Control Policy (ONDCP). The 2027 application for Douglas County totals $2,283,230.00. Breakdown of initiatives will be included in the official award letter.

Application requires the approval of the Board of County Commissioners. The funding for these initiatives will be appropriated in the 2027 Adopted Budget.

RECOMMENDED ACTION: Request that the Board review and approve the 2027 RMHIDTA application.

REVIEW:

Christie Guthrie	Approve	4/28/2026
Jeff Garcia	Escalated	5/4/2026
Amy Williams	Escalated	5/5/2026
Christy Gordon	Approve	5/6/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

Cover Page
2027 SF 424 Packet

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Christie Guthrie, Director of Finance

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Christy Gordon	Approve	5/6/2026
Doug DeBord	Approve	5/6/2026

ATTACHMENTS:

Cover Page
2027 SF 424 Packet

OMB Number: 4040-0004
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424

* 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

* 2. Type of Application:
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: Douglas County Government

* b. Employer/Taxpayer Identification Number (EIN/TIN): 84-6000761

* c. UEI: LXE5XEA44AH6

d. Address:

* Street1: 100 Third Street

Street2:

* City: Castle Rock

County/Parish:

* State: CO: Colorado

Province:

* Country: USA: UNITED STATES

* Zip / Postal Code: 80104-2425

e. Organizational Unit:

Department Name: Douglas County Government

Division Name: Rocky Mountain HIDTA

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mr.

* First Name: Keith

Middle Name:

* Last Name: Weis

Suffix:

Title: Executive Director

Organizational Affiliation: ONDCP

* Telephone Number: 303-671-2180 ext 249

Fax Number: 303-671-2191

* Email: kweis@rmhidta.org

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

ONDCP

11. Catalog of Federal Domestic Assistance Number:

95.001

CFDA Title:

HIDTA

*** 12. Funding Opportunity Number:**

* Title:

Rocky Mountain HIDTA

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

High Intensity Drug Trafficking Area

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CO-4 * b. Program/Project: CO-All

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 01/01/2027 * b. End Date: 12/31/2028

18. Estimated Funding ($):

* a. Federal	2,283,230.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	2,283,230.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name: Abe

Middle Name:

* Last Name: Laydon

Suffix:

* Title: Chair

* Telephone Number: 303-660-7401 Fax Number:

* Email: bocc@douglas.co.us

* Signature of Authorized Representative: * Date Signed:

BUDGET INFORMATION - Non-Construction Programs

OMB Number: 4040-0006
Expiration Date: 02/28/2025

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Rocky Mountain HIDTA	95.001	$	$	$ 2,789,893.00	$	$ 2,789,893.00
2.						
3.						
4.						
5. Totals		$	$	$ 2,789,893.00	$	$ 2,789,893.00

Standard Form 424A (Rev. 7- 97)
Prescribed by OMB (Circular A -102) Page 1

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total
	(1)	(2)	(3)	(4)	(5)
	Rocky Mountain HIDTA				
a. Personnel	$ 1,106,457.00	$	$	$	$ 1,106,457.00
b. Fringe Benefits	466,952.00				466,952.00
c. Travel	163,500.00				163,500.00
d. Equipment	18,000.00				18,000.00
e. Supplies	17,000.00				17,000.00
f. Contractual	993,084.00				993,084.00
g. Construction					
h. Other	24,900.00				24,900.00
i. Total Direct Charges (sum of 6a-6h)	2,789,893.00				$ 2,789,893.00
j. Indirect Charges					$
k. TOTALS (sum of 6i and 6j)	$ 2,789,893.00	$	$	$	$ 2,789,893.00
7. Program Income	$	$	$	$	$

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Prescribed by OMB (Circular A -102) Page 1A

SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e)TOTALS
8. Rocky Mountain HIDTA	$	$	$	$
9.				
10.				
11.				
12. TOTAL (sum of lines 8-11)	$	$	$	$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	$ 2,789,893.00	$ 697,473.25	$ 697,473.25	$ 697,473.25	$ 697,473.25
14. Non-Federal	$				
15. TOTAL (sum of lines 13 and 14)	$ 2,789,893.00	$ 697,473.25	$ 697,473.25	$ 697,473.25	$ 697,473.25

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (YEARS) (b)First	(c) Second	(d) Third	(e) Fourth
16. Rocky Mountain HIDTA	$	$	$	$
17.				
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	$	$	$	$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges:

22. Indirect Charges:

23. Remarks:

OMB Number: 4040-0007
Expiration Date: 02/28/2025

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.

2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.

3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.

5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).

6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C.§§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U. S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.

15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Chair
APPLICANT ORGANIZATION	DATE SUBMITTED
Douglas County Government	

Standard Form 424B (Rev. 7-97) Back

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 02/28/2025

1. * Type of Federal Action:

- [ ] a. contract
- [x] b. grant
- [ ] c. cooperative agreement
- [ ] d. loan
- [ ] e. loan guarantee
- [ ] f. loan insurance

2. * Status of Federal Action:

- [ ] a. bid/offer/application
- [x] b. initial award
- [ ] c. post-award

3. * Report Type:

- [x] a. initial filing
- [ ] b. material change

4. Name and Address of Reporting Entity:

- [x] Prime
- [ ] SubAwardee

** Name:* Douglas County Government

** Street 1:* 100 Third Street *Street 2:*

** City:* Castle Rock *State:* CO: Colorado *Zip:* 80104-2425

Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency:

ONDCP

7. * Federal Program Name/Description:

HIDTA

CFDA Number, *if applicable:* 95.001

8. Federal Action Number, *if known:*

9. Award Amount, *if known:*

$

10. a. Name and Address of Lobbying Registrant:

Prefix ** First Name* *Middle Name*

** Last Name* *Suffix*

** Street 1* *Street 2*

** City* *State* *Zip*

b. Individual Performing Services (including address if different from No. 10a)

Prefix ** First Name* *Middle Name*

** Last Name* *Suffix*

** Street 1* *Street 2*

** City* *State* *Zip*

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

*** Signature:**

***Name:** *Prefix* ** First Name:* Abe *Middle Name*

** Last Name:* Laydon *Suffix*

Title: Chair **Telephone No.:** 303-660-7401 **Date:**

Federal Use Only:

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

* APPLICANT'S ORGANIZATION

Douglas County Government

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: | * First Name: Abe | Middle Name:

* Last Name: Laydon | Suffix:

* Title: Chair

* SIGNATURE: | * DATE:

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Dan Avery, Deputy County Manager

DESCRIPTION: Intergovernmental Agreement - 18th Judicial District Attorney's Office Financial Dissolution.

SUMMARY: The request is for approval of an intergovernmental agreement between Arapahoe, Douglas, Elbert and Lincoln Counties, as well as the 18th Judicial District Attorney's Office and the 23rd Judicial District Attorney's Office. The agreement establishes a mutual understanding between the parties regarding the financial dissolution and distribution of remaining audited assets of the 18th Judicial District Attorney's Office as it existed prior to the formation of the 23rd Judicial District. Colorado Revised Statute provides that District Attorney's Offices are funded proportionally based on the population of each county, and this agreement relies on those same funding proportions for distribution of remaining funds held by the 18th District Attorney's Office. Douglas County's proportional share of the distribution is $796,313.16.

The agreement also provides for the distribution of forfeiture funds currently held by the 18th District Attorney's Office and establishes an annual process for distribution of future forfeiture funds from seizures applied for prior to December 31, 2024 but not yet received by the 18th District Attorney's Office.

Finally, the agreement creates a mutual understanding related to transfer of remaining relevant case files between the 18th District Attorney's Office and the 23rd District Attorney's Office, settlement of any remaining medical expenses payable under the 18th Judicial District's self-insured health insurance plan, PERA Pension Liability to the extent that it may exist, and sharing of other relevant files and human resource records between the parties.

RECOMMENDED ACTION: Approval of the Intergovernmental Agreement.

REVIEW:

Doug DeBord	Approve	5/7/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026

ATTACHMENTS:

Cover Page
JD18 DA financial dissolution IGA

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Dan Avery, Deputy County Manager

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REVIEW:

Doug DeBord	Approve	5/7/2026
Jeff Garcia	Approve	5/7/2026
Christie Guthrie	Approve	5/8/2026

ATTACHMENTS:

JD18 DA financial dissolution IGA

INTERGOVERNMENTAL AGREEMENT –
18TH JUDICIAL DISTRICT ATTORNEY'S OFFICE
FINANCIAL DISSOLUTION

This Intergovernmental Agreement ("IGA") is entered into and effective as of this 1st day of June, 2026, by and between the Board of County Commissioners of Arapahoe County ("Arapahoe"), the Board of County Commissioners of Douglas County ("Douglas"), the Board of County Commissioners of Elbert County ("Elbert"), the Board of County Commissioners of Lincoln County ("Lincoln"), the 18th Judicial District Attorney ("18th DA") and the 23rd Judicial District Attorney ("23rd DA") (collective referred to herein as "the Parties")as follows:

RECITALS

WHEREAS, the Parties are authorized under Article XIV, Section 18 of the Colorado Constitution, and by C.R.S. 29-1-203 *et seq*. to contract with one another to provide any function or service lawfully authorized to each of them; and

WHEREAS, Arapahoe, Douglas, Elbert and Lincoln Counties comprised the 18th Judicial District until January 7, 2025; and

WHEREAS, Colorado House Bill 20-1026 revised the boundaries of the 18th Judicial District to be comprised, on and after January 7, 2025, solely of Arapahoe County, and created the new 23rd Judicial District to be comprised, on and after January 7, 2025, of Douglas, Elbert, and Lincoln Counties; and

WHEREAS, the Parties desire to enter into this IGA in order to establish a planned and orderly dissolution and wind-up of the remaining finances and property of the 18th DA as it was constituted prior to January 7, 2025.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties incorporate the recitals set forth above and agree as follows:

1. **Proportional Distribution of Remaining Financial Assets:** C.R.S. 20-1-302 provides that "expenses shall be borne by the various counties in the judicial district, each in the proportion that the population of such county bears to the population of the whole judicial district, according to the last preceding population estimate that is prepared before May 1 of the current year by the division of planning in the department of local affairs." At the time that the 2024 budget was set, the State Demographer's Office had published the 2022 population estimate, and that population distribution was used for budgeting expenses across the four counties that comprised the 18th Judicial District as it was constituted prior to January 7, 2025. As such, the parties acknowledge and agree that the following

population figures and resulting proportions will be used for the division of remaining assets: Total Population: 1,065,375; Arapahoe (656,015) 61.58% of district population; Douglas (376,026) 35.3% of district population, Elbert (27,821) 2.61% of district population, and Lincoln (5,513) 0.52% of the district population.

2. **Distribution Amounts:** The Parties agree that the attached Schedules 1-5 contain an accurate depiction of the remaining financial assets of the 18th DA as they existed prior to January 7, 2025, minus known liabilities. Further, the Parties agree that the distribution amounts shown on Schedule 5 are an accurate depiction of the final settlement amounts to be allocated and distributed from the remaining financial assets of the 18th DA to the Parties, based upon the percentage formula outlined in Provision 1. above. These remaining financial assets are currently managed by the Arapahoe County Finance Department and shall be distributed to the Parties in the amounts shown on Schedule 5 by no later than June 30, 2026 ("the settlement date"). Further, the Parties agree that the distribution of the amounts shown on Schedule 5 to the Parties shall constitute a full and final settlement of any and all amounts owed to the Parties from the remaining assets of the 18th DA as it existed prior to January 7, 2025, except for forfeiture fund assets applied for prior to December 31, 2024 but not yet received as of the date of this Agreement, and Arapahoe County, and its boards, officers and employees, and the 18th DA, shall be forever released and discharged from and all liabilities, claims, and causes of action for allocation or payment of funds relating to the 18th DA as it existed prior to January 7, 2025 (except for forfeiture funds received applied for prior to December 31, 2024 but not yet received as of the date of this Agreement).

3. **Data Transfer**: Upon execution of this IGA, all IT costs shall be borne by each separate DA's office. The 18th DA shall provide access to their servers and third party storage platforms containing records belonging to the 23rd DA and shall cooperate with the 23rd DA in the transfer of such records to the 23rd DA servers and/or third party storage platforms. After the data has been successfully transferred to the 23rd DA, the 18th DA shall delete all such data from their servers and third party storage platforms within two years and provide proof of such deletion to the 23rd DA.

4. **Future Forfeiture Payments**: Forfeiture fund assets must be maintained and expended in compliance with the relevant statutes. Annually on July 1st of each year the 18th DA and Arapahoe County will provide the 23rd DA a lump sum payment and detail report for all forfeitures proceeds received over the prior 12 months based on the collection of seizures applied for before December 31, 2024. Such proceeds shall be split between the two DA's offices based on the agreed upon population percentage described in Provision 1. Any proceeds collected for sharing requests submitted after December 31, 2024, will remain the sole property of the 18th DA.

5. **Payout of Remaining Medical Expenses**: After the Initial Settlement Date, any remaining medical expenses payable by all Parties under the 18th Judicial District's self-insured health insurance plan that are not otherwise anticipated by this agreement will be paid jointly by the Counties based upon the population percentages in Provision 1. above. Arapahoe County and the 18th Judicial District may invoice the Parties not more frequently than quarterly for these expenses. This provision is only applicable to medical expenses under the 18th Judicial District's health insurance plan. Other liability claims that may arise from the 18th Judicial District as it existed prior to January 7, 2025, are not subject to this provision and would be addressed through separate negotiations among the Parties.

6. **PERA Pension Liability**: The Parties mutually understand that any PERA pension liability that accrues to the Parties is de minimis. If subject to new information this understanding changes, the parties will revisit assignment of PERA liability among the Parties in a separate agreement or amendment of this agreement.

7. **File Sharing**: The Parties agree to continue to share case file information as relevant to the needs of the Parties and as allowable by law.

8. **Human Resources Documentation:** The Parties agree to provide human resources documentation for 23rd Judicial District employees formerly working in the 18th Judicial District on a timely basis upon request.

9. **GENERAL TERMS AND CONDITIONS.**

A. **Term**. This IGA will commence on the date when it is executed by the Parties and shall remain in full force and effect until terminated by mutual agreement of the Parties.

B. **Governing Law**. This IGA shall be governed by the laws of the State of Colorado.

C. **Integration and Amendment**. This IGA represents the entire agreement between the Parties regarding the matters contained herein and terminates any oral or collateral agreement or understandings regarding such matters. This IGA may only be amended via a writing signed by the Parties. If any provision of this IGA is held invalid or unenforceable, no other provision shall be affected by such holding, and the remaining provision of this IGA shall continue in full force and effect.

D. **No Construction Against Drafting Party**. The Parties and their respective counsel have had the opportunity to review the IGA, and the IGA will not be construed

against any Party merely because any provisions of the IGA were prepared by a particular Party.

E. **Captions and References**. The captions and headings in this IGA are for convenience of reference only and shall not be used to interpret, define, or limit its provisions.

F. **Survival**. Notwithstanding anything to the contrary, the Parties understand and agree that all terms and conditions of this IGA and any exhibits that require continued performance or compliance beyond the termination or expiration of this IGA shall survive such termination or expiration and shall be enforceable against a Party if such Party fails to perform or comply with such term or condition.

G. **Waiver of Rights and Remedies**. This IGA or any of its provisions may not be waived except in writing by a Party's authorized representative. The failure of a Party to enforce any right arising under this IGA on one or more occasions will not operate as a waiver of that or any other right on that or any other occasion.

H. **No Third-Party Beneficiaries**. Enforcement of the terms of this IGA and all rights of action relating to enforcement are strictly reserved to the Parties. Nothing contained in this IGA gives or allows any claim or right of action to any third person or entity. Any person or entity other than the Parties receiving services or benefits pursuant to this IGA is an incidental beneficiary only.

I. **Execution by Counterparts**. This IGA may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

J. **Authority to Execute**. Each Party represents that all procedures necessary to authorize such Party's execution of this IGA have been performed and that the person signing for such Party has been authorized to execute the IGA.

K. **Appropriation of Funds.** The financial obligations of any of the Counties beyond the current fiscal year, as may be set forth herein, are contingent upon adequate funds being appropriated by such County.

IN WITNESS WHEREOF, the Parties hereto have executed this Intergovernmental Agreement.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF ARAPAHOE,
STATE OF COLORADO

By: _____
Chair, Board of County Commissioners
Date: _____

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO

By:_____

George Teal, Chair

Attest:

By:_____

Name:_____

Deputy Clerk to the Board

Approved as to Fiscal Content:

_____

Christie Guthrie, Director of Finance

Approved as to Legal Form:

_____

Andrew Steers, Deputy County Attorney

Approved as to Content:

_____

Douglas J. Debord, County Manager

Board of County Commissioners of Elbert County
(Signature Block/Page)

Board of County Commissioners of Lincoln County
(Signature Block/Page)

18th Judicial District Attorney
(Signature Block/Page)

23rd Judicial District Attorney
(Signature Block/Page)

Schedule 1: DA General Fund Balance Sheet as of 12/31/2024

	Audited Balance	Adj to GF	Adjusted Balance
	12/31/2024		
Cash Balance	$1,535,660.00	$(18,183.15)	**$1,517,476.85**
Due from other agencies			
Federal	310,174.00		310,174.00
State of Co	210,418.00	$ 10,365.07	220,783.07
Other	16,442.00		16,442.00
Due from Others	245,970.00	$ 11,334.88	257,304.88
Total Assets	**$2,318,664.00**	**$ 3,516.80**	**$2,322,180.80**
Accounts Payable	313,279.77	87,200.81	400,480.58
Claims Payable	195,822.00	21,441.47	217,263.47
Other Payable	58,670.00	(40,244.20)	18,425.80
Due to others (Professional Liability Advance)	362,606.90		362,606.90
Due to Granting Agencies (restricted cash)	144,778.68		144,778.68
Total Liabilities	**$1,075,157.35**	**$ 68,398.08**	**$1,143,555.43**
Fund Balance			
Due to Counties	**1,243,506.65**	**(64,881.28)**	**1,178,625.37**
Total liabilities and fund balances	**$2,318,664.00**	**$ 3,516.80**	**$2,322,180.80**

Schedule 2: DA General Fund Cash Disbursements to Arapahoe County and Douglas County – Tier 1

	Cash Transactions and Tier 1		
	Former DA	**Arapahoe**	**Douglas**
		61.58%	38.42%
Cash Balance	**$ 1,517,476.85**		
Less Claims Paid - HRA	$ (217,263.47)		
Add Stop Loss Received	$ 193,170.76		
Tier 1 Payouts			
Less Arapahoe County Paid	$ (400,480.58)	$ 400,480.58	
Less Professional Insurance Advancement	$ (362,606.90)	$ 223,293.29	$139,313.61
Less Unearned Revenue	$ (144,778.68)	$ 144,778.68	
Add Cash Collected by Arapahoe (Chase and Wells Operating)	$ 611,533.19	$ (611,533.19)	
Subtotal Tier 1 Payouts	**$ (296,332.97)**	**$ 157,019.36**	**$139,313.61**
Cash Balance after Cash Transaction and Tier 1 Payout	**$ 1,197,051.17**		

Schedule 3: DA General Fund Cash Disbursements to Arapahoe, Douglas, Elbert and Lincoln County – Tier 2

		Adjusted DA Balances	Arapahoe 61.58%	Douglas 35.30%	Elbert 2.61%	Lincoln 0.51%	GF Total
Cash Balance		$ 1,197,051.17	737,144.11	422,559.06	31,243.04	6,104.96	$ 1,197,051.17
Total Assets		**1,197,051.17**	**737,144.11**	**422,559.06**	**31,243.04**	**6,104.96**	**1,197,051.17**
Other Payable		18,425.80	11,346.61	6,504.31	480.91	93.97	18,425.80
Total Liabilities		**18,425.80**	**11,346.61**	**6,504.31**	**480.91**	**93.97**	**18,425.80**
Fund Balance							
Due to Counties		**1,178,625.37**	**725,797.50**	**416,054.76**	**30,762.12**	**6,010.99**	**1,178,625.37**
Total liabilities and fund balances		**1,197,051.17**	**737,144.11**	**422,559.06**	**31,243.04**	**6,104.96**	**1,197,051.17**
Diversion Grant Owed to 23rd	**$96,338.30**		(96,338.30)	88,514.88	6,544.58	1,278.83	0
Adjust for Other Payable			7,079.19	(6,504.31)	(480.91)	(93.97)	0
Cash Payout - Tier 2			**$ 647,885.01**	**$504,569.64**	**$ 37,306.71**	**$ 7,289.82**	**$ 1,197,051.17**

Schedule 4: DA Forfeiture Fund Cash Payouts to Arapahoe and Douglas County

.

	Forfeiture Fund	Arapahoe 18th DA 61.58%	Douglas 23rd DA 38.42%
Restricted Cash (Forfeitures)	$ 97,745.00	60,187.43	$ 37,557.57
Fund Balance			
Forfeitures	$ 97,745.00	$ 60,187.43	$ 37,557.57
Cash Payout for 12/31/2024 bal		$ 60,187.43	$ 37,557.57
2025 Forfeitures received	$ 298,959.66	$ 184,087.31	$ 114,872.35

Schedule 5: DA General Fund and Forfeiture Fund Cash Payout

Summary of Cash Payout

	Arapahoe 61.58%	Douglas 35.30%	Elbert 2.61%	Lincoln 0.51%	General & Forfeiture Fund 100.00%
General Fund - Tier 1	$ 157,019.36	$139,313.61			$ 296,332.97
General Fund - Tier 2	$ 647,885.01	$504,569.64	$ 37,306.71	$ 7,289.82	$ 1,197,051.17
Subtotal of General Fund	$ 804,904.37	$643,883.25	$ 37,306.71	$ 7,289.82	$ 1,493,384.14
Forfeiture Fund 12/31/24 Bal Split	$ 60,187.43	$ 37,557.57			$ 97,745.00
2025 Forfeiture Fund to Douglas	$ (114,872.35)	$114,872.35			$ -
Total	$ 750,219.45	$796,313.16	$ 37,306.71	$ 7,289.82	$ 1,591,129.14

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Benjamin Pierce, P.E., Capital Improvements Project Manager

DESCRIPTION: Intergovernmental Agreement Amendment Between the Board of County Commissioners of the County of Douglas and the State of Colorado Department of Transportation Regarding Financial Contribution Toward Construction of the Broadway & Highlands Ranch Parkway Intersection Improvement Project, Douglas County Project Number CI 2021-024.

SUMMARY: Douglas County and the State of Colorado Department of Transportation (CDOT) desire to cooperate in advancing construction of the Broadway & Highlands Ranch Parkway Intersection Improvement Project, Douglas County Project Number CI 2021-024.

This project focuses on safety and operational improvements at the intersection of Broadway & Highlands Ranch Parkway. The project includes widening Broadway to the west to accommodate dual left turn lanes from Broadway onto Highlands Ranch Parkway, widening Highlands Ranch Parkway to the south to add a third through lane matching the roadway width both east and west of the intersection, and constructing a new traffic signal to accommodate the larger intersection.

In 2020, Douglas County Traffic Division staff applied for and were awarded Federal Highway Safety Improvement Program (HSIP) funding for widening and signal modifications of Broadway at Highlands Ranch Parkway. In September of 2021, an intergovernmental agreement (IGA) between Douglas County and the Colorado Department of Transportation was executed providing $1,125,000 of Federal HSIP funding to the project for widening and signal modifications of Broadway at Highlands Ranch Parkway.

As Douglas County Engineering staff progressed the project, it became clear that keeping the related Highlands Ranch Parkway widening improvements separated from the Broadway widening and signal modifications project would cause significant disturbance to the traveling public compared to combining the projects. Furthermore, the awarded federal funding was not enough to justify

the additional schedule and expense of federalizing the project. Douglas County staff applied for additional HSIP funding in 2024 and the project was awarded $3,600,000 in funding, increasing the original federal funding amount by $2,475,000.

The purpose of this proposed IGA amendment is to increase the federal HSIP funding for the project from $1,125,000 to $3,600,000 and formally incorporate the Highlands Ranch Parkway widening portion of the project into the IGA scope of work.

The cost of construction is estimated to be $7,200,000 so with the $3,600,000 in Federal HSIP funding, it will be approximately a 50% local match. The Douglas County matching funds of approximately $3,600,000 exceeds the minimum required $400,000 (10%) of local matching funds required by the IGA amendment.

As stipulated in the IGA, federal funds will be received as we request reimbursement based on approved actual monthly expenditures throughout the anticipated 9-month construction schedule.

Beginning in spring / summer 2027, CDOT's monthly reimbursement payments should be deposited in Fund 230, Business Unit 800434.

RECOMMENDED ACTION:

Approval of an Intergovernmental Agreement Amendment Between the Board of County Commissioners of the County of Douglas and the State of Colorado Department of Transportation Regarding Financial Contribution Toward Construction of the Broadway & Highlands Ranch Parkway Intersection Improvement Project, Douglas County Project Number CI 2021-024

REVIEW:

Kristina Mann	Approve	5/5/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
IGA Amd -CDOT-Broadway&HRP-May-12-2026

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Benjamin Pierce, P.E., Capital Improvements Project Manager

DESCRIPTION: Approval of an Intergovernmental Agreement Amendment Between the Board of County Commissioners of the County of Douglas and the State of Colorado Department of Transportation Regarding Financial Contribution Toward Construction of the Broadway & Highlands Ranch Parkway Intersection Improvement Project, Douglas County Project Number CI 2021-024

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The cost of construction is estimated to be $7,200,000 so with the $3,600,000 in Federal HSIP funding, it will be approximately a 50% local match. The Douglas County matching funds of approximately $3,600,000 exceeds the minimum required $400,000 (10%) of local matching funds required by the IGA amendment.

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Kristina Mann	Approve	5/5/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

IGA Amd -CDOT-Broadway&HRP-May-12-2026

STATE OF COLORADO AMENDMENT

Amendment #: 1 **Project #: SHO 0852-119 (24333)**

SIGNATURE AND COVER PAGE

State Agency Department of Transportation		**Amendment Routing Number** 21-HA1-XC-00120-M0001
Local Agency DOUGLAS COUNTY GOVERNMENT		**Original Agreement Routing Number** 21-HA1-XC-00120
Agreement Maximum Amount	$4,000,000.00	**Agreement Performance Beginning Date** November 05, 2021
		Agreement expiration date June 02, 2031

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

STATE OF COLORADO
Jared S. Polis, Governor
Department of Transportation
Shoshana M. Lew, Executive Director

_____
Keith Stefanik, P.E., Chief Engineer

Date: _____

LOCAL AGENCY DOUGLAS COUNTY GOVERNMENT	**LOCAL AGENCY** **(2nd Signature if Necessary)**
_____ Signature	_____ Signature
_____ By: (Print Name and Title)	_____ By: (Print Name and Title)
Date: _____	Date: _____

LOCAL AGENCY (3rd Signature if Necessary)	LOCAL AGENCY (4th Signature if Necessary)
_____ Signature _____ By: (Print Name and Title) Date: _____	_____ Signature _____ By: (Print Name and Title) Date: _____
LOCAL AGENCY **(5th Signature if Necessary)**	**LOCAL AGENCY** **(6th Signature if Necessary)**
_____ Signature _____ By: (Print Name and Title) Date: _____	_____ Signature _____ By: (Print Name and Title) Date: _____

In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By:_____
Department of Transportation

Amendment Effective Date:_____

1) PARTIES

This Amendment (the "Amendment") to the Original Agreement shown on the Signature and Cover Page for this Amendment (the "Agreement") is entered into by and between the Local Agency and the State.

2) TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Agreement shall be construed and interpreted in accordance with the Agreement.

3) EFFECTIVE DATE AND ENFORCEABILITY

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay the Local Agency for any Work performed or expense incurred under this Amendment either before or after the Amendment term shown in **§3.B** of this Amendment

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Agreement contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment and shall terminate on the termination of the Agreement.

4) PURPOSE

The Parties entered into the agreement for the Broadway & Highlands Ranch Parkway Intersection Project. The Parties now desire to increase funding, update the scope of work, and update the Local Agency Contract Administration Checklist.

5) MODIFICATIONS

a) Increase funding from $1,250,000.00 to $4,000,000.00.
b) Exhibit A shall be replaced with the attached Exhibit A-1. Any reference in the Original Agreement to Exhibit A shall be a reference to Exhibit A-1.
c) Exhibit C shall be replaced with the attached Exhibit C-1. Any reference in the Original Agreement to the prior Exhibit C shall be a reference to Exhibit C-1.
d) Exhibit E shall be replaced with the attached Exhibit E-1. Any reference in the Original Agreement to Exhibit E shall be a reference to Exhibit E-1.

6) LIMITS OF EFFECT

This Amendment is incorporated by reference into the Agreement, and the Agreement and all prior amendments or other modifications to the Agreement, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Agreement, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Agreement or any prior modification to the Agreement, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Agreement to the extent that this Amendment specifically modifies those Special Provisions.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

EXHIBIT A-1

SCOPE OF WORK

Name of Project: Broadway & Highlands Ranch Parkway Intersection
Project Number: SHO 0852-119
SubAccount #: 24333

The proposed project includes improvements focused on intersection safety and operations through the addition of a second left turn lane for the southbound Broadway to eastbound Highlands Ranch Parkway movement, adding a third through lane to eastbound Highlands Ranch Parkway to match the typical section on either side of the intersection, and reconstructing the traffic signal to accommodate the new lane configurations and larger intersection footprint.

To construct the additional southbound Broadway to eastbound Highlands Ranch Parkway left turn, Broadway will be widened to the west to accommodate the dual left turn configuration. Highlands Ranch Parkway will be widened to the south to accommodate the additional through lane to eliminate the unexpected configuration that causes the inside through lane to become an eastbound Highlands Ranch Parkway to northbound Broadway left turn lane. This work will occur on both the west and east legs of the intersection to allow for the lanes to transition smoothly back to the full corridor typical section.



If ARPA funds are used, all ARPA funds must be encumbered by December 31, 2024. All work funded by ARPA must be completed by December 31, 2026 and all bills must be submitted to CDOT for payment by January 31, 2027. These bills must be paid by CDOT by March 31, 2027.

By accepting funds for this Scope of Work, Local Agency acknowledges, understands, and accepts the continuing responsibility for the safety of the traveling public after initial acceptance of the project. **Local Agency is responsible for maintaining and operating the scope of work described in this Exhibit A constructed under this Agreement at its own cost and expense during its useful life.**

For all federally funded projects, the systems engineering analysis (SEA) process is required per 23 CFR 940. The local agency will be required to complete this form. The form shall be submitted to the CDOT PM, and to the CDOT ITS team at cdot_its_support@state.co.us. The SEA is the project delivery process for the technology element of the project. If the project does not have technology, the project still needs documentation that the scope was evaluated, and no additional SEA documentation is required beyond section two of this form.

EXHIBIT C-1 - FUNDING PROVISIONS

Douglas County Government - SHO- 0852-119 (24333)

A. Cost of Work Estimate

The Local Agency has estimated the total cost of the Work to be $4,000,000.00, which is to be funded as follows:

1. FUNDING

a. Federal Funds (90% of HSIP Award)	$3,600,000.00
b. Local Agency Funds (10% of HSIP Award)	$400,000.00
TOTAL FUNDS ALL SOURCES	**$4,000,000.00**

2. OMB UNIFORM GUIDANCE

a.	Federal Award Identification Number (FAIN):	TBD
b.	Name of Federal Awarding Agency:	FHWA
c.	Local Agency Unique Entity Identifier	LXE5XEA44AH6
d.	Assistance Listing #	
	Highway Planning and Construction	ALN 20.205
e.	Is the Award for R&D?	No
f.	Indirect Cost Rate (if applicable)	N/A
g.	Amount of Federal Funds Obligated by this Action:	$0.00
h.	Amount of Federal Funds Obligated to Date (including this Action):	$0.00

3. ESTIMATED PAYMENT TO LOCAL AGENCY

a.	Federal Funds Budgeted	$3,600,000.00
b.	Less Estimated Federal Share of CDOT-Incurred Costs	$0.00

TOTAL ESTIMATED PAYMENT TO LOCAL AGENCY	**90%**	**$3,600,000.00**
TOTAL ESTIMATED FUNDING BY LOCAL AGENCY	**10%**	**$400,000.00**
TOTAL PROJECT ESTIMATED FUNDING	**100%**	**$4,000,000.00**

4. FOR CDOT ENCUMBRANCE PURPOSES

a.	Total Encumbrance Amount (Federal funds + Local Agency funds)	$4,000,000.00
b.	Less ROW Acquisition 3111 and/or ROW Relocation 3109	$0.00
NET TO BE ENCUMBERED BY CDOT IS AS FOLLOWS		**$4,000,000.00**

Note: No funds are currently available. Design and Construction funds will become available after execution of an Option letter (Exhibit B) or formal Amendment.

Design 3020 WBS Element 24333.10.30	Performance Period Start*/End Date TBD-TBD	$0.00
Const. 3301 WBS Element 24333.20.10	Performance Period Start*/End Date TBD-TBD	$0.00

* The Local Agency should not begin work until all three (3) of the following are in place: 1) Phase Performance Period Start Date; 2) the execution of the document encumbering funds for the respective phase; and 3) Local Agency receipt of the official Notice to Proceed. Any work performed before these three (3) milestones are achieved will not be reimbursable.

B. Funding Ratios

The funding ratio for the federal funds for this Work is 90% federal funds to 10% Local Agency funds, and this ratio applies only to the $4,000,000.00 that is eligible for federal funding. All other costs are borne by the Local Agency at 100%. If the total cost of performance of the Work exceeds $4,000,000.00, and additional federal funds are not available, the Local Agency shall pay all such excess costs. If the total cost of performance of the Work is less than $4,000,000.00, then the amounts of Local Agency and federal funds will be decreased in accordance with the funding ratio described in **A1**. **This applies to the entire scope of Work.**

C. Maximum Amount Payable

The maximum amount payable to the Local Agency under this Agreement shall be $3,600,000.00. For CDOT accounting purposes, the federal funds of $3,600,000.00 and the Local Agency funds of $400,000.00 will be encumbered for a total encumbrance of $4,000,000.00, unless this amount is increased by an executed amendment before any increased cost is incurred. The total budget of this funding source is $4,000,000.00, unless this amount is increased by an executed amendment before any increased cost is incurred. The total cost of the Work is the best estimate available, based on the design data as approved at the time of execution of this Agreement, and that any cost is subject to revisions agreed to by the parties prior to bid and award. **This applies to the entire scope of Work.**

D. Single Audit Act Amendment

All state and local government and non-profit organizations receiving $750,000 or more from all funding sources defined as federal financial assistance for Single Audit Act Amendment purposes shall comply with the audit requirements of 2 CFR part 200, subpart F (Audit Requirements) see also, 49 CFR 18.20 through 18.26. The Single Audit Act Amendment requirements applicable to the Local Agency receiving federal funds are as follows:

i. **Expenditure less than $750,000**
If the Local Agency expends less than $750,000 in Federal funds (all federal sources, not just Highway funds) in its fiscal year then this requirement does not apply.

ii. **Expenditure of $750,000 or more-Highway Funds Only**
If the Local Agency expends $750,000 or more, in Federal funds, but only received federal Highway funds (Catalog of Federal Domestic Assistance, CFDA 20.205) then a program specific audit shall be performed. This audit will examine the “financial” procedures and processes for this program area.

iii. **Expenditure of $750,000 or more-Multiple Funding Sources**
If the Local Agency expends $750,000 or more in Federal funds, and the Federal funds are from multiple sources (FTA, HUD, NPS, etc.) then the Single Audit Act applies, which is an audit on the entire organization/entity.

iv. **Independent CPA**

Single Audit shall only be conducted by an independent CPA, not by an auditor on staff. An audit is an allowable direct or indirect cost.

Exhibit E-1
Colorado Department of Transportation
Local Agency Contract Administration Checklist

Project Number	STIP Number	Project Code	Region
SHO 0852-119	SR16682	SA24333	1

Project Location	Date
Broadway & Highlands Ranch Pkwy - Intersection	10/8/24

Project Description

Optimizing the intersection operations through the addition of southbound left turn lane.

Local Agency	Local Agency Project Manager
Douglas County	Banjamin Pierce

CDOT Resident Engineer	CDOT Project Manager
Jocelyn Higashide, PE	Sara Constantine

Instructions:

This checklist shall be used to establish the contractual administrative responsibilities of the individual parties to this agreement. The checklist becomes an attachment to the Local Agency Agreement. Section numbers (No.) correspond to the applicable chapters of the CDOT Local Agency Manual (formerly referred to as the Local Agency Desk Reference). Local Agency Web Resource (LAWR) numbers correspond to the applicable flowchart in the Local Agency Web Resource.

The checklist shall be prepared by placing an X under the responsible party, opposite each of the tasks. The X denotes the party responsible for initiating and executing the task. It is preferred that only one responsible party be selected, however a number of items may have both parties selected based on judgement. When neither CDOT nor the Local Agency is responsible for a task, not applicable (N/A) shall be marked. In addition, # will be marked to denote that CDOT must concur or approve.

The Regions, in accordance with established policies and procedures, will determine who will perform tasks that are the responsibility of CDOT.

The checklist shall be prepared by the CDOT Resident Engineer or the CDOT Project Manager, in cooperation with the Local Agency Project Manager, and submitted to the Region Program Engineer. If contract administration responsibilities change, the CDOT Resident Engineer, in cooperation with the Local Agency Project Manager, will prepare and distribute a revised checklist.

Note:

Failure to comply with applicable Federal and State requirements may result in the loss of Federal or State participation in funding.

Acronyms:

Colorado Department of Transportation – CDOT

Disadvantaged Business Enterprise – DBE

Colorado Department of Transportation – CDOT

Disadvantaged Business Enterprise – DBE

Equal Employment Opportunity - EEO

Federal Highway Administration – FHWA

Field Inspection Review – FIR

Final Office Review – FOR

Hot Mix Asphalt – HMA

Independent Assurance Testing - IAT

Intergovernmental Agreement – IGA

Local Agency - LA

Local Agency Web Resource – LAWR

Not Applicable – N/A

Number – No.

On-The-Job - OJT

Plans, Specifications, and Estimate – PS&E

Professional Engineer - PE

Right-of-Way – ROW

Statewide Transportation Improvement Program - STIP

Transportation Improvement Program – TIP

TIP / STIP Long-Range Plans

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	2.1	Review Project to ensure it is consistent with Statewide Plan and amendments thereto		X

Subrecipient Monitoring

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	3.1	Preparation of Subrecipient Monitoring Compliance Documents		
		• Subrecipient Determination Tool		X
		• Subrecipient Risk Assessment	X	X
		• Subrecipient Notification Letter		X
		• Subrecipient Project Update Report (Formerly "Performance Report to CDOT")	X	
		• CDOT Monitoring Report of Subrecipients (If applicable)		X

Federal Funding Obligation and Authorization

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	4.1	Authorize funding by phases (Requires FHWA Concurrence if Federal-aid Highway funded project.). Please check N/A, if Not applicable.		X

Project Development

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	5.1	Determine Delivery Method	X	#
1	5.2	Prepare Design Data – CDOT Form 463	X	X
	5.3	Prepare Local Agency/CDOT Inter-Governmental Agreement (see also Chapter 3)	X	#
2	5.4	Conduct Consultant Selection/Execute Consultant Agreement		
		• Project Development	X	#
		• Construction Contract Administration (including Fabrication Inspection Services)	X	#
3,3A	5.5	Conduct Design Scoping Review Meeting	X	
3,6	5.6	Conduct Public Involvement	X	

LAWR	No.	Description of Task	Responsible Party LA	CDOT
3	5.7	Conduct Field Inspection Review (FIR)	X	#
4	5.8	Conduct Environmental Process (may require FHWA concurrence /involvement)	X	#
5	5.9	Acquire Right-of-Way (may require FHWA concurrence /involvement)	X	#
3	5.10	Obtain Utility and Railroad Agreements	X	#
3	5.11	Conduct Final Office Review (FOR)	X	
3A	5.12	Justify Force Account Work by the Local Agency	X	#
3B	5.13	Justify Proprietary, Sole Source, or Local Agency Furnished Items	X	#
3	5.14	Document Design Exceptions – CDOT Form 464	X	#
	5.15	Seek Permission for use of Guaranty and Warranty Clauses	X	#
3	5.18	Prepare Plans, Specifications, Construction Cost Estimates and Submittals	X	
	5.19	Comply with Requirements for Off-and On-System Bridges & Other Structural Work	X	#
	5.20	Update Approvals on PS&E Package if Project Schedule Delayed	X	#
	5.21	Ensure Authorization of Funds for Construction		X
	5.22	Use Electronic Signatures	X	
	5.23	File Project Development Records/Documentation in ProjectWise (PW)		X

Project Development Civil Rights and Labor Compliance

LAWR	No.	Description of Task	Responsible Party LA	CDOT
3	6.1	Set Disadvantaged Business Enterprise (DBE) Goals for Consultant and Construction Contracts (CDOT Region Civil Rights Office)		X
	6.2	Determine Applicability of Davis-Bacon Act This project ☐ is ☑ is not exempt from Davis-Bacon Requirements as determined by the functional classification of the project location (Projects located on local roads and rural minor collectors may be exempt.)		X

CDOT Resident Engineer	Date
Jocelyn Higashide, PE	9/23/24

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	6.3	Set On-the-Job Training Goals (CDOT Region Civil Rights Office) "NA", if Not Applicable		X
	6.4	Enforce Prompt Payment Requirements	X	#
	6.5	Use Electronic Tracking and Submission Systems B2Gnow ✔ LCPTracker ✔	x	#
3	6.6	Prepare/submit Title VI Plan and Incorporate Title VI Assurances	X	#
6,7		Ensure the correct Federal Wage Decision, all required Disadvantaged Business Enterprise/On-the-Job Training Special provisions and FHWA Form 1273 are included in the Contract (CDOT Resident Engineer)	x	#

Advertise, Bid and Award of Construction Projects

Federal Project (use 7.1 series in Chapter 7) ✔

Non-Federal Project (Use 7.2 series in Chapter 7) ☐

LAWR	No.	Description of Task	Responsible Party LA	CDOT
6,7		Obtain Approval for Advertisement Period of Less Than Three Weeks	x	#
7		Advertise for Bids	X	
7		Concurrence to Advertise	X	
7		Distribute "Advertisement Set" of Plans and Specifications	x	#
7		Review Worksite & Plan Details w/ Prospective Bidders While Project is Under Advertisement	x	
7		Open Bids	x	
7		Process Bids for Compliance		
		Check CDOT Form 1415 – Commitment Confirmation when the Low bidder meets DBE goals. ("N/A" if Not Applicable)	X	#
		Evaluate CDOT Form 1416 – Good Faith Effort Report and determine if the Contractor has made a good faith effort when the low bidder does not meet DBE goals. ("N/A" if Not Applicable)	X	#
		Submit required documentation for CDOT award concurrence	X	#
		Concurrence from CDOT to Award		X
		Approve Rejection of Low Bidder	X	
7,8		Award Contract (Federal)	x	#
8		Provide "Award" and "Record" Sets of Plans and Specifications (Federal)	x	#

Construction Management

LAWR	No.	Description of Task	Responsible Party: LA	Responsible Party: CDOT
8	Intro	File Project Construction Records/Documentation in PW or as Directed	X	#
8	8.1	Issue Notice to Proceed to the Contractor	x	
8	8.2	Project Safety	x	
8	8.3	Conduct Conferences		
		• Preconstruction Conference (Appendix B)	x	#
		○ Fabrication Inspection Notifications	x	
		• Pre-Survey	x	
		○ Construction Staking	x	
		○ Monumentation	x	
		• Partnering (Optional)	x	
		• Structural Concrete Pre-Pour (Agenda is in the CDOT Construction Manual)	x	
		• Concrete Pavement Pre-Paving (Agenda is in the CDOT Construction Manual)	x	
		• HMA Pre-Paving (Agenda is in the CDOT Construction Manual)	x	
8	8.4	Develop and distribute Public Notice of Planned Construction to media and local residents	x	
9	8.5	Supervise Construction		
		A Professional Engineer (PE) registered in Colorado, who will be "in responsible charge of construction supervision"	x	
		Local Agency Professional Engineer or CDOT Resident Engineer: Benjamin Pierce — Phone Number: 303-660-7490		
		Provide competent, experienced staff who will ensure the Contract work is constructed in accordance with the plans and specifications	x	
		Construction inspection and documentation (including Projects with structures)	x	
		Fabrication Inspection and Documentation	x	#
9	8.6	Review and Approve Shop Drawings	x	#
9	8.7	Perform Traffic Control Inspections	x	#
9	8.8	Perform Construction Surveying	x	
9	8.9	Monument Right-of-Way	x	

LAWR	No.	Description of Task	Responsible Party LA	CDOT
9,9A	8.10	Prepare and Approve Interim and Final Contractor Pay Estimates. Collect and review CDOT Form 1418 (or equivalent) or use compliance software system. Provide the name and phone number of the person authorized for this task.	x	#

Local Agency Representative	Phone Number
Benjamin Pierce	303-660-7490

9	8.11	Prepare and Approve Interim and Final Utility and Railroad Billings	X	#
9B	8.12	Prepare and Authorize Change Orders	X	#
9B	8.13	Submit Change Order Package to CDOT	X	
9A	8.14	Prepare Local Agency Reimbursement Requests	X	
9	8.15	Monitor Project Financial Status	X	#
9	8.16	Prepare and Submit Monthly Progress Reports	X	#
9	8.17	Resolve Contractor Claims and Disputes	X	#
	8.18	Conduct Routine and Random Project Reviews. Provide the name and phone number of the person responsible for this task.	X	X

CDOT Resident Engineer	Phone Number
Jocelyn Higashide, PE	720-376-4087

9	8.19	Ongoing Oversight of DBE Participation	X	#

Materials

LAWR	No.	Description of Task	Responsible Party LA	CDOT
9,9C	9.1	Discuss Materials at Pre-Construction Meeting	X	#
		• Buy America documentation required prior to Installation of steel	X	#
		• Buy America, Build America documentation required prior to installation of materials	X	#

LAWR	No.	Description of Task	Responsible Party: LA	Responsible Party: CDOT
9,9C	9.2	Complete CDOT Form 250 – Materials Documentation Record		
		• Generate form, which includes determining the Minimum number of required tests and applicable Material submittals for all materials placed on the project	☐	X
		• Update the form as work progresses	X	☐
		• Complete and distribute form after work is completed	X	☐
9C	9.3	Perform Project Acceptance Samples and Tests	X	☐
9C	9.4	Perform Laboratory Acceptance Tests	X	☐
9C	9.6	Accept Manufactured Products	X	☐
		Inspection of structural components:		
		• Fabrication of structural steel and pre-stressed concrete structural components	X	☐
		• Bridge modular expansion devices (0” to 6” or greater)	X	☐
		• Fabrication of bearing devices	X	☐
9C	9.6	Approve Sources of Materials	X	☐
9C	9.7	Independent Assurance Testing (IAT)		
		Local Agency Procedures ☐ CDOT Procedures ☑		
		• Generate IAT schedule	☐	X
		• Schedule and provide notification	X	☐
		• Conduct IAT	X	☐
9C	9.8	Approve mix designs		
		• Concrete	X	#
		• Hot Mix Asphalt	X	#
9C	9.9	Check Final Materials Documentation	X	#
9C	9.10	Complete and Distribute Final Materials Documentation	X	☐

Construction Civil Rights and Labor Compliance

LAWR	No.	Description of Task	Responsible Party: LA	Responsible Party: CDOT
9	10.1	Fulfill Project Bulletin Board and Pre-Construction Packet Requirements	X	☐

LAWR	No.	Description of Task	Responsible Party LA	CDOT
8,9	10.2	Process CDOT Form 205 – Sublet Permit Application and CDOT Form 1425 – Supplier Application Approval Request. Review & sign completed forms, or review/approve in compliance software system, as applicable, & submit to Region Civil Rights Office.	X	#
9	10.3	Conduct Equal Employment Opportunity and Labor Compliance Verification Employee Interviews. Complete CDOT Form 280	X	#
9	10.4	Monitor Disadvantaged Business Enterprise Participation to Ensure Compliance with the "Commercially Useful Function" Requirements.	X	#
9	10.5	Conduct Interviews when Project Utilizes On-the-Job Trainees.		
		• Complete CDOT Form 1337 – Contractor Commitment to Meet OJT Requirements.	X	
		• Complete CDOT Form 838 – OJT Trainee / Apprentice Record.	X	
		• Complete CDOT Form 200 – OJT Training Questionnaire.	X	
9	10.6	Check Certified Payrolls (Contact the Region Civil Rights Office for training requirements)	X	#
9	10.7	Submit FHWA Form 1391 – Highway Construction Contractor's Annual EEO Report	X	
	10.8	Contract Compliance and Project Site Reviews	X	#

Finals

LAWR	No.	Description of Task	Responsible Party LA	CDOT
	11.1	Conduct Final Project Inspection & Final Inspection of Structures, if applicable	X	#
10	11.2	Write Final Project Acceptance Letter	X	
10	11.3	Advertise for Final Settlement	X	
11	11.4	Prepare and Distribute Final As-Constructed Plans	X	
11	11.5	Prepare EEO Certification and Collect EEO Forms	X	
11	11.6	Check Final Quantities, Plans, and Pay Estimate; Check Project Documentation; and submit Final Certifications	X	
11	11.7	Check Material Documentation and Accept Final Material Certification (See Chapter 9)	X	#
	11.8	Review CDOT Form 1419	X	#
	11.9	Submit CDOT Professional Services Closeout Report Form	X	#

LAWR	No.	Description of Task	Responsible Party: LA	Responsible Party: CDOT
	11.10	Complete and Submit CDOT Form 1212 LA – Final Acceptance Report (by CDOT)	X	#
11	11.11	Process Final Payment	X	
	11.12	Close out Local Project	X	
	11.13	Complete and Submit CDOT Form 950 – Project Closure	X	#
11	11.14	Retain Project Records	X	
11	11.15	Retain Final Version of Local Agency Contract Administration Checklist	X	X

Cc: CDOT Resident Engineer/Project Manager
CDOT Region Program Engineer
CDOT Region Civil Rights Office
CDOT Region Materials Engineer
CDOT Contracts and Market Analysis Branch
Local Agency Project Manager

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Three Budget Reallocations and Award of Construction Contract to Castle Rock Construction Company of Colorado, LLC in the Amount of $6,579,818.08 for the Highlands Ranch Parkway, (Broadway to Burntwood) Project. Douglas County Project Number CI 2026-005.

SUMMARY: The objective of this project is to reconstruct a portion of Highlands Ranch Parkway between Broadway and Burntwood to improve traffic operations and provide a reliable transportation network.

On April 7, 2026, Douglas County Public Works Engineering received six (6) bids, three (3) bids for Schedule A (Asphalt Option) and three (3) bids for Schedule B (Concrete Option); and results were as follows:

Schedule A (Asphalt Option) CONTRACTOR	TOTAL BID
Concrete Express Inc., dba CEI	$7,497,402.85
Jalisco International	$7,814,429.00
RME Ltd., dba Elite Surface Infrastructure	$7,879,880.83
Engineer's Estimate	*$10,108,862.50*

Schedule B (Concrete Option) CONTRACTOR	TOTAL BID
Castle Rock Construction Company of Colorado, LLC	$6,579,818.08
Villalobos Concrete Inc.	$8,501,801.66
Chato's Concrete LLC	$10,028,753.00
Engineer's Estimate	*$11,627,862.50*

Staff have reviewed the bids and recommend approval of a construction contract to Castle Rock Construction Company of Colorado, LLC for $6,579,818.08. In order to minimize disruptions to the traveling public during

construction, Engineering staff utilized a Cost-Plus-Time as part of the bid evaluation process; and the contractor selected has agreed to complete the work in 120 days or less.

In order to award this construction contract, the following budget reallocations need Commissioners' approval.

- Transfer $1,000,000.00 in Fund 200 (Road and Bridge Fund) from Business Unit 800916 (Traffic Signal Replacement) to Business Unit 800100 (Pavement Management Program)

- Transfer $4,000,000.00 in Fund 230 (Road Sales and Use Tax Fund) from Business Unit 800163 (Chambers/Lincoln Project) to Business Unit 800117 (Pavement Management Program)

- Transfer $1,200,000.00 in Fund 230 (Road Sales and Use Tax Fund) from Business Unit 800267 (Waterton Road Project) to Business Unit 800117 (Pavement Management Program)

Once the proposed budget reallocations are approved as part of this agenda item, then the construction contract for $6,579,818.08 will be funded out of the following Funds and Business Units:

- $5,551,472.00 from Fund 230, Business Unit 800117
- $1,028,346.08 from Fund 200, Business Unit 800100

Additionally, funds are available in BU 800100 for project contingency for an additional amount of $350,000.00.

RECOMMENDED ACTION:

Approval of Three Budget Reallocations and Award a Construction Contract to Castle Rock Construction Company of Colorado, LLC for an amount not to exceed $6,579,818.08 for the Highlands Ranch Parkway, (Broadway to Burntwood) Project, Douglas County Project Number CI 2026-005.

REVIEW:

Kristina Mann	Approve	4/28/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Cover Page
Contract-Castle Rock Construction-HR Pkwy Broadway to Burntwood-Amy S CI2026-005

MEETING DATE: May 12, 2026

STAFF PERSON RESPONSIBLE: Amy Strouthopoulos, P.E., Pavement Management Supervisor

DESCRIPTION: Three Budget Reallocations and Award of Construction Contract to Castle Rock Construction Company of Colorado, LLC in the Amount of $6,579,818.08 for the Highlands Ranch Parkway, (Broadway to Burntwood) Project. Douglas County Project Number CI 2026-005.

SUMMARY: The objective of this project is to reconstruct a portion of Highlands Ranch Parkway between Broadway and Burntwood to improve traffic operations and provide a reliable transportation network.

On April 7, 2026, Douglas County Public Works Engineering received six (6) bids, three (3) bids for Schedule A (Asphalt Option) and three (3) bids for Schedule B (Concrete Option); and results were as follows:

Schedule A (Asphalt Option) CONTRACTOR	TOTAL BID
Concrete Express Inc., dba CEI	$7,497,402.85
Jalisco International	$7,814,429.00
RME Ltd., dba Elite Surface Infrastructure	$7,879,880.83
Engineer's Estimate	*$10,108,862.50*

Schedule B (Concrete Option) CONTRACTOR	TOTAL BID
Castle Rock Construction Company of Colorado, LLC	$6,579,818.08
Villalobos Concrete Inc.	$8,501,801.66
Chato's Concrete LLC	$10,028,753.00
Engineer's Estimate	*$11,627,862.50*

Staff have reviewed the bids and recommend approval of a construction contract to Castle Rock Construction Company of Colorado, LLC for $6,579,818.08. In order to minimize disruptions to the traveling public during

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Additionally, funds are available in BU 800100 for project contingency for an additional amount of $350,000.00.

RECOMMENDED ACTION:

Approval of Three Budget Reallocations and Award a Construction Contract to Castle Rock Construction Company of Colorado, LLC for an amount not to exceed $6,579,818.08 for the Highlands Ranch Parkway, (Broadway to Burntwood) Project, Douglas County Project Number CI 2026-005.

REVIEW:

Kristina Mann	Approve	4/28/2026
Jeff Garcia	Approve	5/5/2026
Christie Guthrie	Approve	5/6/2026
Doug DeBord	Approve	5/7/2026

ATTACHMENTS:

Contract-Castle Rock Construction-HR Pkwy Broadway to Burntwood-Amy S CI2026-005

AGREEMENT

Project Name: **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRUCTION**
DOUGLAS COUNTY PROJECT NUMBER CI 2026-005

1. **Parties.** This Agreement is made and entered into this _____ day of _____, **2026**, between the Board of County Commissioners of the County of Douglas, State of Colorado (hereinafter "County") and **CASTLE ROCK CONSTRUCTION COMPANY OF COLORADO, LLC** (hereinafter "Contractor").

2. **Contract Documents.** The entire contract between the Parties shall consist of and include:
   A. This Contract, which includes the Cover Page and Table of Contents;
   B. Standard Specifications for Road and Bridge Construction, **dated 2025** adopted by the Colorado Department of Transportation;
   C. CDOT Standard Plans-M&S Standards, as current at time of Bid;
   D. Douglas County Roadway Design and Construction Standards, as current at time of Bid;
   E. The Invitation to Bid;
   F. Notice to Bidders;
   G. Douglas County's Standard Special Provisions (SSPs), Project Special Provisions (PSPs) and Project Addenda;
   H. Plans and Drawings;
   I. Proposal Form and Bid Bond Form;
   J. Payment and Performance Bonds;
   K. Notice of Intent to Award;
   L. Notice to Proceed;
   M. Change Orders;
   N. Non-Collusion Affidavit;
   O. Warranty;
   P. County's Payment Policies;
   Q. Bid Proposal and Schedule;
   R. Insurance Certificates; and
   S. Appendix and other attachments.

3. Except as otherwise provided in this Contract, the Project shall be constructed in accordance with the CDOT Standard Specifications for Road and Bridge Construction, **dated 2025.**

4. **Scope of Work.** Contractor shall complete all work as specified or indicated in the Contract Documents. The work is generally described as follows: **This project includes removing and replacing the concrete pavement, curb and gutter, and sidewalk. Pedestrian improvements will be included in the sidewalk reconstruction. A raised median will be installed in the center of the roadway to enhance driver safety. The bike lane will remain in the reconstructed roadway. Also included in the project is the construction of a new traffic signal at the Ridgeglen Way/Highlands Ranch Parkway intersection and the reconstruction and upgrade of the existing traffic signal for the Burntwood Way/Highlands Ranch Parkway intersection.**
The Contractor shall furnish all of the necessary supervision, materials, tools and supplies and perform all of the labor and other services necessary to complete this Contract.

5. **Contract Time. This is a Completion Date Contract. The Contract Time of 120 calendar days will be used to determine the Completion Date, once the Notice to Proceed is established.** The work shall be completed and ready for Final Acceptance by the Completion Date determined in the Notice to Proceed. The Contractor agrees that time is of the essence and agrees to proceed with due diligence, taking all precautions, and making all necessary arrangements to insure the completion of the work within the prescribed time period.

6. **Compensation.** As consideration for the completion of the Project as required by the Contract Documents, the County shall pay the Contractor the sum of **Six Million Five Hundred Seventy-Nine Thousand Eight Hundred Eighteen Dollars and Eight cents.($6,579,818.08**) which amount shall be payable pursuant to the Contract Documents.

7. **Amount of Money Appropriated.** Any other provision of this Contract notwithstanding and pursuant to Section 29-1-110, C.R.S., the amount of funds appropriated for this Contract is **Six Million Five Hundred Seventy-Nine Thousand Eight Hundred Eighteen Dollars and Eight cents.($6,579,818.08**) for fiscal year **2026.** In no event shall the County be liable for payment under this Contract for any amount in excess thereof. The County is not under obligation to make any future apportionment or allocation to this Contract nor is anything set forth herein a limitation of liability for the Contractor. Any potential expenditure for this Contract outside the current fiscal year is subject to future annual appropriation of funds for any such proposed expenditure.

8. **Change Orders.** No change order, or other form of order or directive of the County requiring additional compensable work to be performed, which work is in excess of that specified in Paragraph 7 above, shall be issued unless the Contractor is given written assurance by the County that lawful appropriations to cover the costs of the additional work will be or have been made.

9. **Taxes.** The Contractor shall apply to the State Revenue Department for an exemption certificate in order to exempt it from having to pay sales and use tax.

10. **Bonds.** The Contractor shall secure and maintain, at the Contractor's expense, Payment and Performance Bonds as required by statute executed by a corporate surety licensed to do business in the State of Colorado. Such bonds shall be in the full amount of the contract price and shall be filed with the County prior to the commencement of any work on the Project.

11. **Indemnification and Insurance.** Contractor agrees to:

A. Indemnification. To the fullest extent permitted by law, the Contractor and each of its subcontractors shall indemnify and hold harmless the County, its officers, employees and insurers from and against all claims, damages, losses, expenses and demands, including court costs, attorney's fees and expenses, due to injuries, losses or damages arising out of, resulting from, or in any manner connected with Contractor's services on behalf of the County pursuant to this Contract, if any such injury, loss or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, mistake, negligence, or other fault of Contractor, any subcontractor, any officer, employee, representative or agent of any of them, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable; provided, however, that except for workers' compensation, disability benefits or other similar employee benefit claims, Contractor is not obligated to indemnify the County hereunder for that portion of any claims, damages, losses, demands, and expenses arising out of or resulting from any negligent act or omission

of the County, or its agents and employees. Contractor's indemnification obligation hereunder shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph. With respect to any and all claims against the County, or any of its officers, employees, or agents by any employee of Contractor, any of its subcontractors, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation described above shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any of its subcontractors under workers' compensation acts, disability benefit acts, or other employee benefit acts. Further, this indemnification is intended to comply with and be subject to § 13-50.5-102(8), C.R.S., as amended from time to time.

B. Procure and maintain commercial general liability insurance including completed operations, contractual liability, products liability and automobile liability, affording coverage for all claims for bodily injury including death and all claims for destruction of or damage to property, arising out of or in connection with any operations under this Contract, whether such operations be by the Contractor, by subcontractors under it or anyone directly or indirectly employed by the Contractor or by subcontractor under it. Required coverage is outlined in **Revision of Section 107 of the Standard Special Provisions and made a part of this Contract.**

C. Obtain and maintain during the term of this Contract worker's compensation insurance as required by law. This insurance shall cover all of its employees employed under the terms of this Contract. If any of the work on the Project is sublet, the Contractor shall require each of its subcontractors to provide similar coverage for all of the subcontractor's employees to be engaged in such work.

D. Contractor is an independent Contractor under this Contract. Notwithstanding any provision of this Contract, all personnel assigned by the Contractor to perform work under this Contract shall be and remain at all times employees of the Contractor for all purposes. Contractor is required to maintain workers' compensation insurance for such employees as set forth in paragraph 11.C herein. THE INDEPENDENT CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS THROUGH THE COUNTY AND IS OBLIGATED TO PAY FEDERAL AND STATE INCOME TAX ON ANY MONIES EARNED PURSUANT TO THE CONTRACTUAL RELATIONSHIP.

12. **No Waiver of Governmental Immunity Act.** The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents and employees, are relying on, and do not waive or intend to waive by any provisions of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

13. **Assignment.** The Contractor covenants and agrees that it will not assign or transfer its rights hereunder, or subcontract any work hereunder, either in whole or in part, without the prior written approval of the Project Engineer. Any attempt by the Contractor to assign or transfer its rights hereunder shall, at the option of the County, void the assignment or automatically terminate this Contract and all rights of the Contractor hereunder.

14. **Subletting of Contract.** The Contractor shall not sublet, sell, transfer, assign or otherwise dispose of the Contract, or its right, title or interest therein, without the written consent of the County. The Contractor may utilize the services of specialty Contractors on those parts of the Project which, under normal contracting practices, are performed by specialty subcontractors. The Contractor shall be fully responsible to the County for the acts and omissions of the subcontractors and of persons directly employed by them, as it is for the acts and omissions of persons directly employed by it. The Contractor shall provide appropriate provisions to be inserted on all subcontracts relative to the Project to bind the subcontractors to the Contractor by the terms of the Contract Documents to give the Contractor the same power in regard to termination of any subcontractor that the County may exercise over the Contractor under any provision of the Contract Documents.

15. **Non-Discrimination and Federal Assurances in Connection with Performance of Work.** The Contractor agrees not to refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified, solely because of race, creed, sex, age, color, national origin, or ancestry and further agrees to insert the foregoing provision in all subcontracts hereunder. Further, Contractor agrees to comply with the Standard Title VI Non-Discrimination Appendices A and E attached hereto and incorporated herein, and the foregoing shall be a provision in all subcontracts hereunder.

16. **Cancellation of Contract.** Failure of the Contractor to comply with any of the requirements of this Contract may be considered by the County as evidence of the inability on the part of the Contractor to maintain the quality and service standards necessary under this Contract and shall be sufficient cause for termination of the Contract and the County initiating legal action against the Performance Bond of the Contractor.

17. **Patented Devices, Materials and Processes.** If a Contractor is required or desires to use any design, device, invention, product, material or process covered by letters of patent or copyright, it shall provide for such use by suitable legal agreement with the patentee or copyright owner and the County and shall pay all license fees and royalties and assume all costs incident to such use and construction of the Project or incorporation in the Project. The Contractor agrees to defend, indemnify and save harmless the County from any and all claims for infringement by reason of the use of such patented design, device, invention, Project, material, or process or any trademark or copyright in connection with the construction of the Project pursuant to the Contract Documents and shall defend and indemnify the County for any costs, expense, and damages, including attorney's fees, which the County may be obliged to pay for any such infringement at any time such claim is made or prosecuted, including, but not limited to, after the completion of the Project. If the County determines, in the reasonable exercise of its discretion, that a joint defense for the County and the Contractor creates a conflict of interest, the County shall be permitted to select its own counsel, and the Contractor shall pay all reasonable attorneys' fees, expenses (including expert fees and expenses), and costs of the County's defense. The County may, if it so desires, withhold any payment due the Contractor so long as it shall be reasonably necessary to indemnify the County on account of such injuries or damage.

18. **Compliance with Safety and Health.** Contractor agrees, in the performance of this Contract, to comply with all safety orders, rules and regulations imposed pursuant to the Colorado Occupational Safety and Health Program, commonly referred to as COSHA, and/or all other safety orders and regulations properly imposed by any other regulatory governmental agency of the State of Colorado or of the United States.

19. **Permits and Licenses.** Unless otherwise provided, the Contractor shall procure all permits and licenses and pay all charges and fees including, but not limited to, all inspection charges of agencies having appropriate jurisdiction, give all notices necessary and incidental to the due and lawful construction of the Project. County may assist Contractor, when necessary, in obtaining such permits and licenses.

20. **Venue.** Any and all legal actions pertaining or related to this Contract shall be filed and tried in the District Court in and for the County of Douglas, State of Colorado.

21. **Colorado Labor Preference.** The provisions of §§ 8-17-101 through 8-17-107, C.R.S., are applicable to this Contract. Colorado labor must be employed to perform the work to the extent of not less than eighty percent (80%) of each type of class of labor in the several classifications of skilled and common labor employed on the Project. The 80% requirement for Colorado labor shall be waived by the County if there is reasonable evidence to demonstrate insufficient Colorado labor to perform the work of the Project and if compliance with this requirement would create an undue burden that would substantially prevent the Project from proceeding to completion. Colorado labor means any person who is a resident of the State of Colorado at the time of the public works Project, without discrimination as to race, color, creed, sex, sexual orientation, marital status, national origin, ancestry, age, or religion except when sex is a bona fide occupational qualification. A resident of the State of Colorado is a person who can provide Colorado driver's license, a valid Colorado state issued photo identification, or documentation that he or she has resided in Colorado for the last 30 days. This Section is not applicable to any Project that receives Federal funds. Enforcement for violation of this Section is pursuant to rules and regulations to be promulgated by the Colorado Department of Labor pursuant to §§ 8-17-104, 8-1 7-105 and 8-17-106, C.R.S.

22. **Conflict of Interest.** The Contractor agrees that no official, officer or employee of the County shall have any personal or beneficial interest whatsoever in the services or property described herein, and the Contractor further agrees not to hire, pay, or contract for services of any official, officer or employee of the County. A conflict of interest shall include transactions, activities or conduct that would affect the judgment, actions or work of the Contractor by placing the Contractor's own interests, or the interest of any party with whom the Contractor has a contractual arrangement, in conflict with those of County.

STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX A

(Updated October, 2020)

During the performance of this contract, the Contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor") agrees as follows:

1. **Compliance with Regulations:** The Contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the United States, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.

2. **Non-discrimination:** The Contractor, with regard to the work performed by it during the Contract, will not discriminate on the grounds of race, color, or national origin, in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the Contract covers any activity, Project, or ~~a~~ program set forth in Appendix B of 49 CFR Part 21.

3. **Solicitations for Subcontractors, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the Contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor of the Contractor's obligations under this contract and the Acts and the Regulations relative to Non-discrimination on the grounds of race, color, or national origin.

4. **Information and Reports:** The Contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the County, the Colorado Department of Transportation or U.S. government be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor will so certify to the County, the Colorado Department of Transportation or U.S. government, as appropriate, and will set forth what efforts it has made to obtain the information.

5. **Sanctions for Noncompliance:** In the event of the Contractor's noncompliance with the Non-discrimination provisions of this Contract, the County will impose such contract sanctions as it, the Colorado Department of Transportation or U.S. government may determine to be appropriate, including, but not limited to:

    a. withholding of payments to the Contractor under the Contract until the Contractor complies, and/or
    b. cancellation, termination, or suspending a Contract, in whole or in part.

6. **Incorporation of Provisions:** The Contractor will include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Contractor will take action with respect to any subcontract. or procurement as the County, the Colorado Department of Transportation or U.S. government may direct as a means of enforcing such provisions including sanctions for non-compliance. Provided, that, if the Contractor becomes involved in, or is threatened with litigation with a subcontractor, or supplier because of such direction, the Contractor may request the County to enter into any litigation to protect the interests of the County. In addition, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

STANDARD TITLE VI NON-DISCRIMINATION: APPENDIX E

During the performance of this contract, the Contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "Contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U .S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and Projects);
- Federal-Aid Highway Act of 1973, (23 U.S. C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC§ 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and Contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).

IN WITNESS WHEREOF, the parties have set their hands and seal the day herein first above written.

CASTLE ROCK CONSTRUCTION COMPANY OF COLORADO, LLC

SIGNED: _____

PRINT NAME & TITLE: _____

DATE: _____

ATTEST:

_____

TITLE: _____

Signature of Notary Public Required:

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____.

Witness my hand and official seal

_____
Notary Public

My commission expires: _____

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS

GEORGE TEAL Date
Chair

APPROVED AS TO CONTENT:

DOUGLAS J. DEBORD Date
County Manager

ATTEST

Deputy Clerk Date

APPROVED BY DOUGLAS COUNTY DEPARTMENT OF PUBLIC WORKS:

JANET HERMAN, P.E. Date
Director of Public Works

APPROVED AS TO FISCAL CONTENT:

CHRISTIE GUTHRIE Date
Director of Finance

APPROVED AS TO LEGAL FORM:

CHRIS PRATT Date
Managing County Attorney

PAYMENT BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned_____, a corporation organized under the laws of the State of_____, hereinafter referred to as the "Contractor", and_____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum **Six Million Five Hundred Seventy-Nine Thousand Eight Hundred Eighteen Dollars and Eight cents.($6,579,818.08)**, lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, tools, superintendence, and other facilities and accessories for the construction of **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRUCTION, DOUGLAS COUNTY PROJECT NUMBER CI 2026-005,** in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this payment bond obligation is such that if the Contractor shall at all times promptly make payments of all amounts lawfully due to all persons supplying or furnishing it or its subcontractors with labor and materials, rental machinery, tools, or equipment, used or performed in the prosecution of work provided for in the above Contract and shall indemnify and save harmless the County to the extent of any and all payments in connection with the carrying out of such Contract which the County may be required to make under the law, then this obligation shall be null and void, otherwise, it shall remain in full force and effect;

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract, or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

_____
(Contractor)

BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned _____, a corporation organized under the laws of the State of Colorado, hereinafter referred to as the "Contractor", and _____, a corporation organized under the laws of the State of _____, and authorized to transact business in the State of Colorado, hereinafter referred to as the "Surety", are held and firmly bound unto the COUNTY OF DOUGLAS, a political subdivision of the State of Colorado, hereinafter referred to as the "COUNTY", in the penal sum of **Six Million Five Hundred Seventy-Nine Thousand Eight Hundred Eighteen Dollars and Eight cents.($6,579,818.08**), lawful money of the United States of America, for the payment of which sum the Contractor and Surety bind themselves and their heirs, executors, administrators, successors and assigns, jointly and severally by these presents.

WHEREAS, the above Contractor has on the ____ day of _____, _____, entered into a written contract with the County for furnishing all labor, materials, equipment, tools, superintendence, and other facilities and accessories for the construction of **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRUCTION, DOUGLAS COUNTY PROJECT NUMBER CI 2026-005**, in accordance with all Contract Documents therefore which are incorporated herein by reference and made a part hereof, and are herein referred to as the Contract.

NOW, **THEREFORE**, the condition of this performance bond is such that if the Contractor:

1. Promptly and faithfully observes, abides by and performs each and every covenant, condition and part of said Contract, including, but not limited to, its warranty provisions, in the time and manner prescribed in the Contract, and

2. Pays the County all losses, damages (liquidated or actual, including, but not limited to, damages caused by delays in the performance of the Contract), expenses, costs and attorneys' fees that the County sustains resulting from any breach or default by the Contractor under the Contract, then this bond is void; otherwise, it shall remain in full force and effect.

IN ADDITION, if said Contractor fails to duly pay for any labor, materials, team hire, sustenance, provisions, provender, or any other supplies used or consumed by said Contractor or its subcontractors in its performance of the work contracted to be done or fails to pay any person who supplies rental machinery, tools, or equipment, all amounts due as the result of the use of such machinery, tools, or equipment in the prosecution of the work, the Surety shall pay the same in an amount not exceeding the amount of this obligation, together with interest as provided by law.

PROVIDED FURTHER, that the said Surety, for value received, hereby stipulates and agrees that any and all changes in the Contract or compliance or noncompliance with the formalities in the Contract for making such changes shall not affect the Surety's obligations under this bond and the Surety hereby waives notice of any such changes.

IN WITNESS WHEREOF, said Contractor and said Surety have executed these presents as of this ____ day of _____, _____.

PERFORMANCE BOND
(CONTINUED)

_____
(Contractor)

BY: _____
(President)

_____
(Surety Company)

BY: _____
(Attorney-in-Fact)

(Accompany this bond with Attorney-in-Fact's authority from the Surety to execute bond, certified to include the date of the bond.)

WARRANTY

TO: Douglas County, Colorado

FOR: **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRCUTION**
DOUGLAS COUNTY PROJECT NUMBER CI 2026-005

The undersigned warrants the construction and installation of the above improvements in accordance with and as contemplated by the Project Plans and Specifications. Should any of the materials prove defective or should the work as a whole prove defective, due to faulty workmanship, material furnished or methods of installation, or should the work or any part thereof fail to operate properly as originally intended and in accordance with the Plans and Specifications, due to any of the above causes, all within **twelve months** after the date on which the Project is finally accepted by the County, the undersigned agrees to reimburse the County, upon demand, for its expenses incurred in restoring said work to the condition contemplated in said Project, including the cost of any such equipment or materials replaced and the cost of removing and replacing any other work necessary to make such replacement or repairs, or, upon demand by the County, to replace any such material and to repair said work completely without cost to the County so that said work will function successfully as originally contemplated.

The County shall have the unqualified option to make any needed replacements or repairs itself or to have such replacements or repairs done by the undersigned. In the event the County elects to have said work performed by the undersigned, the undersigned agrees that the repairs shall be made and such materials as are necessary shall be furnished and installed within a reasonable time after the receipt of demand from the County. If the undersigned shall fail or refuse to comply with his obligations under this warranty, the County shall be entitled to all costs and expenses, including attorneys' fees, reasonably incurred by reasons of the said failure or refusal.

EXECUTED this _____ day of _____, **2026**

CONTRACTOR: _____

SIGNED: _____

PRINTED NAME: _____

TITLE: _____

NOTICE OF INTENT TO AWARD
FOR THIS COMPLETION DATE CONTRACT

TO: **CASTLE ROCK CONSTRUCTION COMPANY OF COLORADO, LLC**

PROJECT **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRUCTION**
DESCRIPTION: **DOUGLAS COUNTY PROJECT NUMBER CI 2026-005**

The County has considered the Bid submitted by you for the above described work in response to its Bid Opening and Reading of Bids dated **APRIL 7, 2026.**

You are hereby notified that your Bid has been conditionally accepted in the amount of **Six Million Five Hundred Seventy-Nine Thousand Eight Hundred Eighteen Dollars and Eight cents.($6,579,818.08**), subject to approval by the Board of County Commissioners.

You are required by the Notice to Bidders to sign the Contract and furnish the required Contractor's Payment Bond, Performance Bond, Certificates of Insurance, Warranty and all other formal Contract Documents within **ten (10) calendar days from the date of this Notice of Intent to Award.**

If you fail to sign said Contract and to furnish said Bonds, Certificates of Insurance, Warranty and all other formal Contract Documents within **ten (10) days from the date of this Notice**, said County may consider your Bid as abandoned, and as a forfeiture of your Bid Bonds. The County will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this Notice of Intent to Award to the County within three (3) days from the date of receipt of this Notice.

Dated_____

County: Douglas County
By: _____
JANET HERMAN, P.E.
Title: Director of Public Works

ACKNOWLEDGMENT: Receipt of the foregoing Notice of Intent to Award is hereby acknowledged. You are required to acknowledge and return this Notice of Intent to Award within three (3) days of receipt of this Notice:

Contractor: _____
By: _____
Print Name: _____
Title: _____
Date: _____
Telephone: _____

NOTICE TO PROCEED
FOR THIS COMPLETION DATE CONTRACT

TO: **CASTLE ROCK CONSTRUCTION COMPANY OF COLORADO, LLC**

FROM: **DOUGLAS COUNTY GOVERNMENT**

DATE: **JUNE 1 ,2026**

REGARDING: **HIGHLANDS RANCH PKWY, BROADWAY TO BURNTWOOD RECONSTRUCTION**
DOUGLAS COUNTY PROJECT NUMBER CI 2026-005

You are hereby notified that work associated with this Completion Date Contract will commence on _____. On that date, you are to start performing your obligations under the Contract between you and Douglas County, Colorado, dated _____. The Contract Time of **120 calendar days** will be used to establish the Completion Date. Therefore, the work shall be completed and ready for final acceptance by the Completion Date, which shall be **SEPTEMBER 29, 2026**. **You are required to return an acknowledged copy of this Notice to the County within three (3) days of receipt of this Notice**.

County: Board of County Commissioners of Douglas County

By: _____
JANET HERMAN, P.E.
Title: Director of Public Works

Date: _____

ACCEPTANCE OF NOTICE

Receipt of the above Notice to Proceed is hereby acknowledged.

Contractor: _____

By: _____

Print Name: _____

Title: _____

Date: _____

Telephone: _____

COUNTY'S PAYMENT POLICIES

The following policies have been formulated to assure timely and accurate payments by Douglas County Government to its Contractors. Invoices submitted which are not in complete accordance with these policies will be returned (mailed) without payment to the Contractor for completion.

1. Each invoice for progress payment and/or final payment must list the description and location of the work being performed. Contractor's invoice for materials being billed must also be attached.

2. All invoices are to be submitted to Douglas County Department of Public Works, Engineering Division, Philip S. Miller Building, 100 Third Street, Suite 220, Castle Rock, CO 80104, and Attention: **Brian Schultz, Project Engineer.**

3. Invoices must be submitted by the last day of the month to be paid net 30 days. Under no circumstances will a Contractor be paid more than once a month. Errors will be corrected on the next pay cycle.

4. Checks will be mailed monthly. When payment dates occur on Saturday, Sunday or a County holiday, payment will be made on the first working day following such date.

ACKNOWLEDGMENT

I have read the above procedures and understand that any deviation therefrom will cause delays in the payment of those invoices involved.

Contractor: _____

Signed by: _____

Print Name: _____

Title: _____

Date: _____

MEETING DATE: May 12, 2026

DESCRIPTION: County Manager Report.

ATTACHMENTS:

County Manager Report 5.12.26

TO: The Board of County Commissioners
FROM: Douglas J. DeBord, County Manager
DATE: May 12, 2026
RE: **County Manager Report**

Sheriff's Office

Emergency Management

- **Wildfire risk is rising. Learn what you can do and how your County is prepared during a Live Town Hall at 6 p.m. May 20.** Everyone is talking about our historically hot weather and lack of precipitation. Is your home mitigated against potential wildfire? Is your family prepared to evacuate if needed?

  The Board of Douglas County Commissioners will host *Courageous Conversations – Your Home, Your Family and Wildfire* – an informative panel discussion to help us all prepare for extreme wildfire risk conditions. The panel of experts includes the Douglas County Sheriff's Office and the Office of Emergency Management, who can explain how you can prepare your home and what Douglas County is doing to keep our community safe. How to Attend or Join the Live Town Hall:

  - In person at 100 Third St. in Castle Rock
  - Online at douglasco.gov/townhall
  - Via phone by calling 833-380-0668, or answer the phone when we call just before 6 p.m. To sign up to ensure you get a call, visit douglasco.gov/townhall

  Visit our webpage for more information and resources.

Human Services

Child Welfare

- On April 21, 2026**, Douglas County Department of Human Services was awarded the national CarePortal Agency of The Year award**. Amongst over 100 nominations from across the country, Douglas County DHS was selected for their "well-vetted, high-quality requests, for responding timely with churches who offer to meet the needs of families, and for setting a strong standard for collaboration." They were also nominated more specifically, for their "intentional shift from transactional support to relational connection , not only focusing on meeting the tangible needs of families, but also in helping families build lasting supportive relationships with their community" noted Chris Lingren, Beautiful Redemption Director of Operations.

  One example was highlighted in the nomination where a church responder, through a CarePortal request, became a grandma-like figure for the children and their parents, helping connect the children to sports, helping with parenting and mentoring the parents and supporting them through their challenges, which allowed for the family to remain together in the home and have a long lasting connection to a church long after the department closed out their involvement. DCDHS was noted during the award presentation as "leading the way in Colorado, as we shift to see more meaningful connections through CarePortal requests."

Over the past decade, we've made progress in recognizing that economic instability increases family stress, which can heighten the risk of abuse or neglect—especially when combined with challenges like substance use, mental health issues, or domestic violence. Reducing financial strain and increasing supports can significantly stabilize families and help prevent child welfare involvement.

CarePortal helps communities respond to the needs of vulnerable children and families by connecting them with neighbors who can offer practical support. Early, proactive assistance can stabilize families and keep children safely at home. In both prevention and protection, meaningful community connections create relationships that can last long after DHS involvement ends.

Since launching in Douglas County in 2020, CarePortal has transformed how communities engage with child welfare by sharing real-time needs and empowering neighbors to respond. When communities rally around families with compassion and practical help, sustainable change becomes possible—one life at a time. Learn more at www.careportal.org/

- Human Services has transitioned from issuing General Assistance payments directly to clients to a **community based assistance model**. Under this new structure, the department now connects individuals with a network of local partner organizations that provide targeted services and resources. This shift reflects a strategic move toward a more holistic and sustainable approach to meeting client needs, positioning Human Services as a coordinator that links people with the most appropriate supports rather than serving as the sole provider.



This model offers several advantages that strengthen both service delivery and client outcomes. Community partners are able to provide more comprehensive, wraparound assistance—addressing housing, food security, employment, transportation, and other needs in a coordinated way. Leveraging established local organizations reduces duplication of services, increases efficiency, and enhances accessibility for clients who may feel more comfortable engaging with community-based providers. By tapping into the strengths and specialization of community agencies, the new approach promotes more personalized support and improves the likelihood of long term stability for individuals and families.

Public Works

Activity Report April 27 – May 9, 2026

- **Do you need flood insurance in 2026? One form can help you find out.** You know homeowners' insurance is essential to protecting property from disasters such as fires and most weather events, but did you know many areas also require a separate policy to cover flood damage?



A Flood Insurance Rate Map (FIRM) and Zone information are available by request from Douglas County's Public Works Department to residents of unincorporated Douglas County to help you determine if flood insurance is required. **Visit our webpage to learn how to request information for your property.**

Active Projects (Cone Zone Webpage)



- **Pine Drive/Pine Lane Improvements Project** - General construction hours will be Monday through Friday, 7 a.m. to 7 p.m. Saturday work may occur if approved by the Douglas County Engineer. Initial construction operations will require single lane closures and flagging operations, traffic shifts, and increased construction noise and truck traffic.

- **I-25 Douglas County Monument Signs** – Cushing Terrell continues to work on the I-25 Monument Sign project. The project team has survey data and expects geotechnical data soon. They are completing the final design and will adjust with the geotechnical investigation data. The next step is to resubmit structural plans for final CDOT review. The targeted construction date is late-summer. The design team is currently addressing the CDOT request for structural details on the RTD bridge sign. The preliminary CDOT review of the south entry sign is also complete and the next steps include survey and a geotechnical evaluation. Pending survey results, the south sign will likely require a review by FHWA. Recent coordination with CDOT indicates no design character changes are required, and major comments for all sites are expected to be resolved in the next submittal.

- **Hilltop Road (Legend High School to Crest View Drive) Improvements Project** – For segment 1 of this project, construction began on April 16, 2025 and crews began paving operations on March 9, 2026. This is the first of three projects planned over the next few years to reconstruct and widen the Hilltop Road and Singing Hills Road corridors. The project has a 16-month completion date and is anticipated to be finished in September 2026. Phase 2 of Construction is anticipated to begin in 2027; and will take 9 to 12 months to construct. Phase 3 of construction is anticipated to begin in 2029 (pending funding); and will take 12 to 18 months to construct.



  There have been questions from citizens about the new roundabout construction at the intersection of Crestview Dr and Village Rd on Hilltop Rd, which will eliminate the existing two-way stop-controlled intersection. Here is the map: Roundabout Rendition/Map.

- **Crowfoot Valley Road and Macanta Boulevard Traffic Signal Project** - Douglas County will be installing a new traffic signal at this intersection to address traffic issues. The project started on April 13, 2026, and anticipated to be completed by August 6, 2026. The travel lanes on both Crowfoot Valley Rd and Macanta Blvd will be restricted to one lane in all directions once construction begins on May 4.



- **Pine Creek and Highway 67 Culvert Replacement Project** – Two culverts on Pine Creek Rd and three culverts on Douglas County Highway 67 need to be replaced. The existing storm culverts vary in size from 36" diameter to 48" diameter and are made of metal. Construction started in Fall 2025 and will end in May 2026. Update: Completed early.



- **Waterton and Eagle River Roundabout Project** - Construction started on December 8, 2025, and has been completed.

- **Crowfoot Valley Road and Macanta Boulevard Traffic Signal Project** - Douglas County will be installing a new traffic signal at the intersection of Crowfoot Valley Rd and Macanta Blvd to address traffic issues at this intersection. The construction of this project started on April 13, 2026, and is anticipated to be completed by August 6, 2026. The travel lanes on both Crowfoot Valley Rd and Macanta Blvd will be restricted to one lane in all directions, following construction, which began on May 4.



- **Highlands Ranch Pkwy Reconstruction, Broadway to Burntwood** – The project bid on April 8th and Castle Rock Construction Company was the apparent low bidder and was 43% less than the engineer's estimate. This project includes the reconstruction of the pavement, sidewalk, curb and gutter along the corridor. Additionally, a new median will be constructed, new signals will be constructed at Highlands Ranch Parkway and Ridgeglen, and the signals at Burntwood will be replaced. The construction contract is scheduled to be heard by the BCC on May 12gth. Construction is scheduled to begin in early June and end by October.



- **Highlands Ranch Fiber Improvements** - Several utility companies — CenturyLink/Lumen, Comcast, Google and BAM Broadband — are independently installing new or upgrading existing fiber optic networks throughout Highlands Ranch as part of broader broadband expansion efforts. Construction associated with these projects is expected to continue through spring 2027.



While Douglas County is not responsible for these installations, the County has established a fiber information hotline and email to help residents identify the correct utility provider when questions or concerns arise regarding construction, repair or maintenance activities. These include:

  - Connecting residents with the correct utility company contact when they have questions about fiber construction, repairs or maintenance occurring in their area.
  - Addressing communication gaps when residents are unable to obtain information directly from the providers, ensuring the public has access to the most current and accurate information available.

- **Dakan Road Bridge Replacement Project** – Coming soon. Douglas County Engineering staff is currently completing design for the replacement of the Dakan Road Bridge. This project consists of demolition of the existing structure and replacing 151 feet of bridge over West Plum Creek, as well as 1,750 feet of roadway improvements. The project includes removal and replacement of the present structure, hot mix asphalt, erosion control, site restoration, traffic control as well as other roadway items. The proposed structure will be built to the north of the existing structure, thereby allowing the existing structure to remain open to the traveling public and emergency service vehicles during construction. The anticipated construction start date is late spring/early summer 2026.

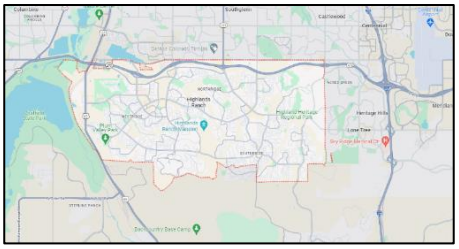


- **Waterton Road and Middle Fork Street Roundabout Project** - Douglas County is adding a second roundabout beginning with the south half, then proceeding to the north half. Detours will be in place as needed, and one lane in each direction on Waterton Road will remain open during construction. Construction began on March 30, 2026 and is anticipated to be completed on August 7, 2026.



  - **Highlands Ranch Drainage Projects**

- **Storm Sewer UV CIPP Lining Project:** Douglas County's contractor began work on March 30 and will continue until April 17, 2026. The contractor will be at multiple sites throughout the project and should be at each site approximately one day each, weather, and equipment dependent. There will be on street parking restrictions in place and flaggers will be in place during work hours to control traffic; there may be small delays associated with this work.

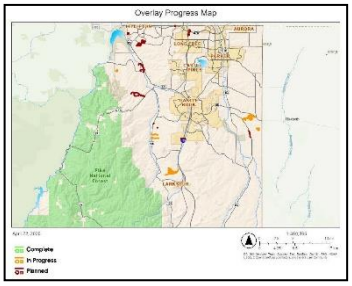


- **Venneford Ranch Rd and Green Meadows Dr Storm Sewer Repair –** Douglas County recently completed storm sewer repair work on Venneford Ranch Road at Green Meadows Drive that took place from Feb. 24 through March 3, 2026**.**

- **2026 Pavement Management**
  - The 2026 Sidewalk Repair Project bid on December 9th. Chato's Concrete LLC was the apparent low bidder with a bid of $2,279,120.00. This is 9% below the engineer's estimate. The project continues with work on County Line Road where they are doing repairs to broken panels, curb and gutter. Next Chato's Concrete will move to the Weatherstone neighborhood for concrete repair and ADA curb ramp retrofit.



  - The 2026 Guardrail Repair Project began in April with guardrail installation at Wolfensberger Rd. and Hier Ln. Guardrail repairs are scheduled at Waterton and Louviers, Waterton and Mt. Kataka, Chambers and Haseley, and Surrey Dr. and Heather Dr. Repairs to guardrails are scheduled to be completed by May 12.
  - The 2026 Asphalt Overlay Project bid on December 2nd. The apparent low bidder was Martin Marietta Materials, Inc. with a bid of $10,230.041.55 which was 13% below the engineer's estimate. Work began April 20 on Village Circle East, Sageport, Dawson Rd, Greenwood Rd and Deerfield. Work continues, but has slowed due to weather conditions.



  - The 2025 Concrete Crushing project is nearing completion. As the sidewalk project removes and replaces concrete, the old concrete is stockpiled at the Moore Road facility. The County contracted with Western Wrecking to crush the concrete into Class 6 base course. The base course will be used on future road and sidewalk projects. The concrete removed during repairs is 100% recycled and reused. The project produced roughly 38,000 cubic yards of recycled concrete base course.
- **Grigs Road Paving Project – Phase 2** - RS&H was selected as the design consultant for phase 2 of the Grigs Road project. Phase 2 will start where phase 1 ends, near the East-West Trailhead Parking Lot and will continue north onto the existing concrete road. The project includes realignment of the road, drainage improvements, a parallel pedestrian trail, and asphalt paving. The consultant has developed concept-level designs for the roadway and adjacent trail. A virtual open house is being developed to share the concept designs and solicit feedback from the public. Survey and geotechnical work continue. This project is scheduled to be constructed in 2027.



- **Jones Road** – Matrix Design Group was selected as the design consultant for the Jones Road project. The project includes asphalt paving of the roughly 3-mile road as well as drainage improvements. The project

will be constructed in phases. Staff are reviewing the 90% plans for phase one while Matrix continues to work on phase two. Final design for the remainder of the project is expected by the end of the year.

- **Quebec and Park Meadows Dr Intersection Improvements** – The 100% design for the "quick action plan" was received and the project will bid on May 19th. The initial signing and striping improvement package will be constructed in summer of 2026. The final design contract with Basis Partners was approved by the Board on February 24th. The Basis team is scheduling subconsultants for survey and the geotechnical investigation will begin in April. Final design for corridor improvements and pavement reconstruction is expected in the fall of 2026.



- **2023 Bannock LID** - FirstBank withdrew their offer to fund the Bannock LID. County staff met on May 7th to discuss additional funding options. Final design was received in late-April, so TST and County staff are continuing to prepare the plans and specifications for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **2023 Spring Canyon LID** – FirstBank withdrew their offer to fund the Spring Canyon LID. County staff met on May 7th to discuss additional funding options. Final design is expected in May, so TST and County staff are continuing to prepare the plans and specifications for bidding. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)



- **Country Club Group 10 LID** - FirstBank withdrew their offer to fund the Country Club (Group 10) LID. TST Infrastructure has received survey data but is not moving forward with the design. (Design work performed in advance of finalizing financing will be reimbursed to the County by the lender as part of the construction loan.)

Operations

- **April Statistics for slash/mulch program:**
  - 1,844 loads of slash accepted
  - 472 loads distributed
  - 251 loads of green waste accepted
  - 13 loads of sod
  - 2,580 customers

DOUGLAS COUNTY GreenWorks

- **Street Sweeping** - April: 267 lane miles swept; 1,779 lane miles swept YTD
- **Grading –** April: 411 lane miles graded; 1,225 total lane miles graded YTD

- **Paved Surface Report**
  - Pothole Patching – April: 14,200 pounds of material
  - Crack Sealing – April: 17,490 pounds of material

- **Culvert Inspections**: 422 inspections completed YTD. This reporting period, 25 total inspections completed.

- 5 – excellent condition
- 2 – good condition
- 6 – fair condition
- 10 – poor condition
- 2 – severe condition (see right)





Development Review

- **MS4 and Stormwater Matters**
  - **Chatfield Watershed Authority-Water Quality User Fee Update** The Chatfield Watershed Authority approved a funding request from Colorado Parks and Wildlife for an erosion mitigation project within Chatfield State Park. In accordance with SB23-267, which requires that up to 25% of revenue be reinvested in projects within the park, the Authority allocated $10,000 from the water-quality user fee revenue to support this effort. (Photos show before and after treatment)





  - **Cherry Creek Basin Water Quality Authority Update:** The Board of Directors voted to accept the **Water Quality Monitoring Report for Water Year 2025**. The report evaluates water quality conditions in Cherry Creek Reservoir and throughout the watershed. Monitoring activities are implemented in accordance with the Cherry Creek Sampling and Analysis Plan, Quality Assurance Project Plan (SAP/QAPP), and applicable regulatory requirements including Cherry Creek Reservoir Control Regulation 72 (CR 72), as well as Water Quality Control Commission Regulations 31 and 38. The program is designed to assess compliance with the chlorophyll-α standard and other water quality criteria while supporting its beneficial uses.



Parks and Recreation

- **Breaking Ground on High Note Park** – On Thursday, April 30, the Board of County Commissioners joined the City of Lone Tree and South Suburban Parks and Recreation to celebrate the groundbreaking for phase 1 of the upcoming High Note Park, Lone Tree's first regional park. (Read More)



Phase 1 of the park's construction will include two multipurpose fields, a playground, additional connections to Happy Canyon Trail, a dog park and additional community gathering spaces. These amenities are expected to open in late summer of 2027.
Of the approximate $31 million total cost for phase 1, $7.5 million of funding comes from the the Parks, Trails, Historic Resources and Open Space Sales and Use tax. The Board of County Commissioners approved the allocation of funds at a Business Meeting on Tuesday, Sept. 9, 2025, along with investments for Salisbury Park in Parker and Gold Crown fieldhouse in Castle Rock.

Parks Programming

- **Trail Count Update:**

Location	2025 Totals through April	2026 Totals through April
Bayou Gulch Regional Park – Dog Park	8,342	7,105
Bingham Lake	19,736	31,169
Bluffs Regional Park*	23,756	54,142
Cherry Creek Regional Trail – Pinery	8,159	10,611
East/West Regional Trail – Grigs Trailhead	11,096	15,632
East/West Regional Trail – High Point**	7,179	16,499
East/West Regional Trail – Monarch Trailhead	4,047	5,685
East/West Regional Trail – Schweiger Ranch	3,930	5,168
East/West Regional Trail – Stepping Stone	10,283	14,539
Fairgrounds Regional Park – Dog Park	16,010	17,725
High Line Canal – East	N/A	5,307
High Line Canal – West	15,346	11,757
Rueter-Hess Reservoir – Coyote Run Loop	2,207	3,627
Rueter-Hess Reservoir – Incline Trailhead	19,909	22,958
Rueter-Hess Reservoir – Newlin's Gold	313	224
Totals	**150,313**	**222,148**

*Portions of Bluffs were closed in March and April 2025 for construction, including the counter location.
**Counter installed in March 2025

- **Volunteer Program:**
  - The marquee event for the year, Dougnad – Arbor Day, was held on April 24th at Fairgrounds Regional Park (FRP). In celebration of Arbor Day and community service, 109 volunteers helped plant 81 trees at the park. This event accounted for 327 hours of volunteer service. The event was successful in part due to partnerships with the Douglas County IT Department, Raptors Baseball, and the Douglas County School District. Since 2022, the Parks and Recreation Volunteer Program has planted 273 trees and 1,450 tree seedlings.



  - The



Parks and Recreation Volunteer Program hosted three events in April. Three volunteers attended our trail pruning event on the East/West Regional Trail on April 15th. Volunteers traveled with staff about two miles into the backcountry and cleared a ¼-mile section of overgrown Gambel Oak. (See right: before and after treatment)

- Earth Day was celebrated on April 22nd with eight volunteers collecting three bags of trash at Bingham Lake.



- The following events are being offered in May:
  - May 16th – Tree Planting at Bayou Gulch Regional Park
  - May 20th – Shoreline Cleanup at Bingham Lake
  - May 27th – Plant Replacement at FRP

  Volunteers can sign up at douglasvolunteers.com

- **2026 Volunteer Statistics:**

2026	# of Hosted Events	# of Volunteers	Hours of Service	Bags of Trash Collected	Trees Planted	Miles of Trail Maintained
February	1	8	24	4	-	-
March	2	18	36	11	-	-
April	3	120	349	3	81	1
Totals	**6**	**146**	**409**	**18**	**81**	**1**

Park Operations

- **Monthly Dog Park Rejuvenation -** Douglas County Parks maintains two Dog Parks, one at Fairgrounds Regional Park and one at Bayou Gulch Regional Park. These facilities are divided in half with fencing. This allows maintenance operations to occur on the closed side to provide the best product possible. Every three to four weeks, Parks staff closes one side of each dog park and opens the other. The closed side is aerated, over-seeded and top-dressed with compost. The seed typically germinates within seven to fourteen days, which allows the grass to establish prior to switching sides again. Each Dog Park is visited by approximately 200-400 people with dogs per day and appreciate having grass for the dogs to enjoy. (Photos show before and after treatment)





- **Rueter-Hess Recreation**
  - **Eased Fishing Rules for Rueter-Hess Recreation -** Parker Water and Sanitation District (Parker Water) updated the rules and regulations for recreational use at Rueter-Hess Reservoir. The revised regulations will ease restrictions on Walleye and Yellow Perch fishing. The update increases the Walleye size limit by 1 inch, setting it at 16 to 21 inches, and doubles the Yellow Perch bag limit to 10 fish. The update became effective on May 1, 2026.

	2025	2026
Walleye	Size Limit = 16 to 20 Inches Bag Limit = 2	Size Limit = 16 to 21 Inches Bag Limit = 2
Yellow Perch	Size Limit = 6 Inches or Longer Bag Limit = 5	Size Limit = 6 Inches or Longer Bag Limit = 10

- **Rueter-Hess Opened Early to Water-Based Recreation -** Enhancing the visitor experience is a key focus of recreation management at Reuter-Hess Reservoir. This year, the reservoir opened for boating approximately six weeks earlier than in the previous two years. The pleasant weather and open water attracted around 275 anglers and 90 watercraft. The anglers were actively catching Walleye that ranged in size from 21 to 24 inches. (Below photos: Left is open water in February 2026. Right is iced over in February 2025.)





- **Dock Expansion for 2026 -** Enhancing the visitor experience is a key focus of recreation management at Reuter-Hess Reservoir. The County has invested in a modular dock system that can be expanded as participation in water-based recreation grows. In April, the Rangers enlarged the docks and added benches and kayak launches. This improvement provides better access for activities such as fishing, kayaking, canoeing, and paddleboarding. These changes have contributed to increased visitation. For example, an additional 150 people visited the reservoir this April as compared to last year. (Photos above: Left is the fishing dock. Right is the watercraft dock.)





- **Improved Recreation Access -** With the completion of the entrance station, the two-year recreation access project is now complete. The combination of roadway improvements and the new entrance station will improve traffic flow and enhance events like Partner Days and Special events. The increased storage capacity will support watercraft inspections.



- **2026 Rueter-Hess Visitation Statistics**

Visitation	Totals Through April 2025	Totals Through April 2026
Reservations Made	275	498
Reservoir Visitors	470	937
Trails Visitors	22,429	26,247
Total Visitors	22,899	27,184
Fishing		
Adult Anglers	208	472
Youth Anglers	63	132
Total Anglers	271	604
Public Safety		
People Helped (Assists/Rescues)	0	5
Overdue Visitors	0	4

Community Services

Activity Report April 23 – May 7, 2026

Projects or Grants:

- **HEART Success Story -** On January 2, 2026, a community member contacted the HEART hotline seeking support for himself and his teenage daughter. After the collapse of his housing and window-tinting business during a difficult divorce, he suddenly found himself without income, stability, or a place to stay. A HEART Navigator responded immediately and secured two nights in a hotel through a local nonprofit and began the referral paperwork for the family to enter the Family Tree GOALS program. While their application was being processed, staff obtained three additional hotel nights to ensure they remained safely sheltered.

The family moved into GOALS on January 7 and reached out to staff the following day to express their gratitude for the quick support that kept them safe during such a vulnerable moment. The father worked closely with the GOALS case management team, focusing on employment, rebuilding stability, and developing the life skills needed to prevent future housing crises. On March 27, 2026, the family successfully moved from GOALS into their own private residence. This case is a powerful example of the impact made possible through collaboration with Family Tree, whose shelter and supportive services help families navigate some of the most challenging times of their lives. Today, the family is thriving in their new home, and able to look back on their journey with a renewed sense of strength and resilience.

- **Grants for older adults for March 2026:**

Grant	# Of Trips/Units	Grant Amount Expended
CDOT MMOF – Transportation	4	$118.14
DRCOG 5310 – Transportation	564	$27,506.49
DRCOG AAA – Homemaker	564.25	$20,916.75
DRCOG AAA – Personal Care	565.75	$21,300.49
DRCOG AAA – Chore	37	$1,100.00
DRCOG AAA – Transportation	650	$22,178.00
OAI – Connect and Care Calls	128	$1,920.00
OAI – Transportation	485	$17,945.00
OAI – Shuttle Trips	146	

Outreach and Engagement:



- **Colorado Helping Hub –** HEART recently partnered with the Colorado Helping Hub (CHH), a Parker-based nonprofit dedicated to providing food, essential items, and connecting residents with organizations that offer ongoing support. Volunteers with CHH assemble food boxes and backpacks filled with essential items for individuals and families in need.

HEART provided the CHH with postcards and informational materials about their program to be included in the backpacks they distribute. This ensures that anyone who receives a backpack is also connected with the HEART program for navigation and support. HEART was also provided with a number of backpacks to distribute to unhoused individuals they engage with who are ready to take the next step toward shelter, housing, or supportive services.

- **The Happy Crew Meetup** - Community Services staff visited the Happy Crew's Coffee Shop in Lone Tree and met with Executive Director Amy Mays. Introductions were shared along with insight on

the variety of grants that staff administers. Tips were provided on the grant process and how to include specific data and support in the application.

Douglas County Youth Initiative (DCYI):

- **Wild Things Art Exhibit – Youth Engagement Highlight -** DCYI youth partnered with the Town of Castle Rock's TriArts Program to support the transition between art installations at the Cantril Building. Youth assisted with taking down a previous exhibit and preparing the space for a new installation.

  DCYI youth met with the President of the TriArts Project to discuss opportunities to collaborate and expand creative programming for local youth. DCYI youth then spent three hours reviewing submitted artwork for the *Wild Things Exhibit* at the Cantril School Gallery in preparation for opening night. Youth played an active role in curating the exhibit - thoughtfully placing framed pieces to create visual flow and enhance the overall audience experience.



Community Development

- **Interested in placing your temporary sign on vacant county property?** Learn how to participate in 2026.



  Candidates, groups and other organizations can now register to place temporary signs on six vacant county-owned properties following successful trial periods.
  In 2026, temporary signs will be allowed during two periods: from May 4 through July 7, and from Sept. 8 through Nov. 7. Visit our webpage for a full list of guidelines and step-by-step instructions to register to participate.

Planning Services

- **Douglas County Public Schools Career Fair** - On April 21, Bryce Ryberg and Luke Boyd with Community Development and Luke Thornton with Parks and Recreation represented the County at a career fair hosted by Douglas County Public Schools at Ponderosa High School. Several businesses and organizations set up booths showcasing current and future job opportunities for the students. Staff engaged with students about careers in various fields represented by the two Departments, including Parks and Recreation seasonal employment and volunteer opportunities. Attending the career fair provided a valuable opportunity to connect with a diverse pool of potential candidates and build meaningful connections within the community.



Strategic Solutions

Efficiency in the News

- **How to prompt like a pro** – The gap between those getting 10x value from AI and those getting Google-level search results isn't brain power or tech skills. It's asking the right question in the right way with the right context. (full story with sample prompts)



  The good news: Anyone can prompt AI with greater sophistication and confidence to get greater results, starting the second you finish reading this. Remember:
  - Context is king: AI isn't a mind reader — it's a context machine. The more you give it (your job, your industry, the stakes, the audience, the history), the sharper its output.
  - Question yourself: One of the biggest mistakes users make is trying to think of everything themselves. AI is actually better at figuring out what it needs from you than you are. So ask it.
  - Show, don't tell: Specific examples beat broad instructions every time. The more you feed into AI,

the better the answers it spits out.

- Push harder: Don't accept the first answer. The first draft is the warm-up. "Make it sharper." "Cut it in half." "What's my weakest point?" This is where the magic happens.
- Remember it. *This* is how you develop a superpower: Turn your one-time wins into a permanent template of *you.* AI knows what it did right — better than you do because it can see its own patterns. So ask it to tell you, then start building a library of your personal Super Prompts.

Open Space and Natural Resources

- **Your May adventure awaits with Agents of Discovery** - Did you know Dawson Butte Open Space, south of Castle Rock, is among front range hikers' favorite places to visit? Find out why and help us preserve the unique trails and landscape with Agents of Discovery. Join a journey (at home or on site) with Agent Douglas during May as you learn the principles of Leave No Trace. Visit our webpage to download the Agents of Discovery app and start your summer adventures.



- **Open Space and Natural Resources Rangers participate in Search and Rescue Training at Dawson Butte Open Space -** In mid-April, Douglas County Search and Rescue (SAR) conducted routine training at Dawson Butte Open Space, and several Open Space and Natural Resources (OSNR) Rangers attended. The training provided a valuable opportunity for interdepartmental coordination, as Rangers participated in simulated emergency scenarios designed to strengthen communication, situational awareness, and response readiness. Throughout the exercise, OSNR staff engaged directly with SAR personnel to better understand their operational protocols during real world incidents—from planning and deployment to resolution.



  OSNR Rangers also had the opportunity to briefly operate SAR's drone technology, which plays a critical role in search operations, terrain assessment, and rapid response, ultimately improving outcomes in the field. OSNR looks forward to strengthening their partnership with SAR to enhance preparedness and public safety.

- **Open Space and Natural Resources Rangers Complete Red Card Certification in Partnership with the Office of Emergency Management -** OSNR Rangers partnered with the Office of Emergency Management (OEM) to complete the National Wildland Coordinating Group (NWCG) Red Card certification, enhancing wildfire preparedness and response capabilities.



  Rangers completed over 20 hours of online training covering fire behavior, fuels, weather, safety protocols, and field equipment, followed by a knowledge assessment. This was followed by a full day of hands-on training with OEM, where Rangers practiced building fire line, communication procedures, and mop-up operations.



  The training concluded with a 3-mile pack test completed in 45 minutes while carrying 45 pounds, which all Rangers passed. This certification and joint training strengthens OSNR's ability to support OEM during prescribed burns and respond effectively to wildfires on Open Space properties, reinforcing interagency coordination and public safety.

Facilities, Fleet and Emergency Support Services

- **Your favorite hobby could be blue ribbon-worthy in 2026 -** Have you recently discovered or renewed your love for baking, gardening, jewelry making or photography? Share your creativity with our community at the award-winning 2026 Douglas County Fair & Rodeo.



There are numerous categories for you to choose from in this year's Creative Arts or Agriculture/Floriculture Open Class competitions. With no entry fee or age limits, these contests present an opportunity for the whole family to get involved in this more than 100-year-old community event. **Visit our webpage to start making your plans to participate in the Douglas County Fair & Rodeo July 24 - Aug. 2**.

Douglas County Fairgrounds and James R. Sullivan Events Center

- **Fairgrounds Events**: NATIA, Cowboys 4-H Practice, Plum Creek Kennel, Rebel Ratters, Spring into Summer Agility, MQA, and Rocky Mountain Elk Foundation, DCSO Radio Summit, Goat Clinic, ECO WOW Banquet, Mile High Barrels, Horse Ride Night, Parker Barkers, Safety Day, GOP Breakfast, Eloisa's Quinceañera, Douglas County Police Rally, Victoria's Tea Fundraiser, Buckle Series Horse Show, Evelyn's Baptism, Anistasia's Graduation, K Pop Guardians Live Show, Rocky Mountain Cup Horse Show.

- **Event Spotlight:** KPOP Guardians Live Show comes to the Douglas County Fairgrounds, bringing a high- energy, globally inspired entertainment experience to Castle Rock. Held at the Event Center, the show features live vocalists, dancers, and engaging stage elements that create an interactive, visually compelling atmosphere. As a first-time event at our facility, KPOP Guardians highlights our continued effort to diversify programming and introduce unique entertainment experiences that resonate with the community.



- **Fair & Rodeo Committee Meetings:**
  - Entertainment 5/14; Executive 5/14; Fair Board 5/21

Facilities:



- **Fairgrounds**
  - Brown Barn Refresh: 99% complete
  - Kirk Hall door replacement estimated completion 5/13
  - Pavilion repaint: 60% complete
- **Justice Center**
  - Detention kitchen reseal: 90% complete
  - Judges area remodel room #3026: 75% complete
  - Phase VI roof replacement: 100% complete
  - 911 data room UPS replacement: 55% complete
- **LED Lighting Conversions**
  - Traffic: 100% complete
- **Lansing Point**: Phase II: 66% complete
- **Plum Creek VSO Remodel**: North side Vets: 50% complete (see above right)
- **Louviers**: Emergency Staircase update: 30% complete (see right)



Fleet

- **Working On:**
  - Continuing fuel site controller/pedestal upgrades with IT
  - 2026 asset acquisition specifications
  - 2027 budget forecast

- Biochar facility equipment needs
- Rebuilding wheel loader bucket (see right)
- AI Bid process
- Reviewing IFBs, RFQs, etc. that are due for renewal in 2026.



- **Fleet Acquisitions:**
  - 2024 Asset Replacements & ADDs
    - Budgeted (69) – 6 at upfitter, 63 received.
  - 2025 Asset Replacements & ADDS
    - Budgeted (64) – 19 at upfitter, 45 received.
  - 2026 Asset Replacements & ADDS
    - Budgeted (65) – 7 in progress, 47 POs, 11 received.

- **Recently Completed:**
  - In-Serviced units 2545, 26011 and 25039.
  - Decommissioned units 1616 and 1716.
  - The Harley Service IFB has been awarded
  - The Highlands Ranch Regional Parks fuel site upgrade has been completed.

- **Safety and Security/Emergency Support Services:**
  - The Hazard Mitigation Plan is pending approval from the State. Following that approval, it will be sent to FEMA for review and approval. After that, each jurisdiction will adopt it, and finally, it will be presented to the Board of County Commissioners for adoption.



  - Countywide Fire Drills will be taking place soon. Thank you for your quick cooperation/evacuation, patience, and understanding while they are performed.
  - Countywide First Aid/Life Safety Checks will be completed in the month of May. Please email DCSecurity@douglasco.gov if you have any questions or concerns regarding first aid/life safety.
  - Fairgrounds Multipurpose Barn access control upgrade is complete.

Commissioner Meetings

- **Biochar and GreenWorks Construction Moves Forward**: At their Tuesday, April 28, Business Meeting, the

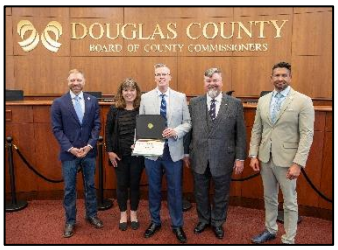


Board of County Commissioners approved a construction contract for the County's new biochar and recycling facility in Sedalia, marking a major step forward in a project designed to improve wildfire mitigation and expand waste removal services, while saving taxpayers more than $420,000 annually (Passes 3-0). (Read More)

The contract with Bauen Studios, totaling $7.88 million, covers construction of the biochar building, product storage structure, utilities, site improvements and infrastructure that will also support future recycling and public drop-off programs.

"Being the first county biochar facility in the country means DougCo can now turn trash into treasure and the liability of dead timber into a multipurpose asset which saves water and removes forever chemicals from it," said Commissioner Abe Laydon. "This project helps us reduce wildfire risk, conserve water, make recycling and waste disposal more convenient, and create long-term value for taxpayers."

- **Hall of Fame Recognition**: At their Tuesday, April 28, Business Meeting, the Board of County Commissioners formally recognized Stephen Allen for his service on the Douglas County Planning Commission, inducting him into the Hall of Fame. The Board highlighted his work reviewing more than 150 land use applications, participating in 51 public hearings and helping guide major plans including the County's Comprehensive Master Plan and 2050 Transportation Plan. They noted his consistent professionalism, thoughtful decision-making and willingness to continue serving into 2026 to help complete the transportation plan update.



The Board thanked Stephen for his years of volunteer public service, emphasizing the impact of his contributions in shaping the County's long-term land use and responsible community growth. (Read More)

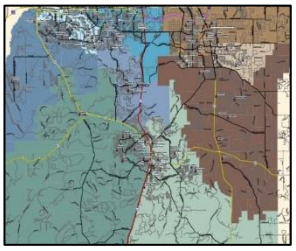
- **Salisbury Park Expansion**: At their Tuesday, April 28, Business Meeting, the Board of County Commissioners approved a $2,231,026.01 municipal shareback allocation for the Town of Parker to support construction of phase two of Salisbury Park North.



In 2022, voters approved the Parks, Trails, Historic Resources and Open Space Sales and Use tax, an extension of the 1994 voter-approved tax. A portion of the tax revenue is attributed to each municipality located within Douglas County (referred to as municipal shareback funds). Funds are used at the discretion of each municipality and may be requested from the County at any time.

Parker will use this allocation to continue developing new park amenities, including lighted pickleball courts, tennis courts, basketball courts, an inclusive playground/splash pad, a community hub, a bike park, restrooms and parking at Salisbury Park North.

- **County – School District Land Partnership:** At their Monday, April 27, Work Session, the Board of County Commissioners met with representatives from the Douglas County School District (DCSD) to discuss surplus school-owned parcels identified as no longer needed for future school construction. The Board and DCSD have expressed interest in preserving several of these neighborhood-adjacent properties as accessible open space, supporting community recreation, mental health benefits and long-term land conservation. (Left: DCSD map of school attendance boundaries)



Proposal

- DSCD identified five surplus properties in the Pinery area and Highlands Ranch.
- The County aims to balance open space investments, noting that there has been a lack of accessible open space in the northern part of the county.
- DCSD acknowledged that previous disagreements over appraisals have been resolved by adopting the County's lower, open-space-based valuation rather than valuation based on development potential.
- The County would utilize funding from the Parks, Trails, Historic Resources and Open Space Sales and Use tax to acquire the properties.

Next Steps - The Board directed county staff to begin negotiations with DCSD to finalize pricing and the acquisition timeline. Any and all agreements will be considered at a future business meeting.

- **Link On Demand is Coming to Castle Rock:** Douglas County expanded the City of Lone Tree's Link On Demand rideshare service into Highlands Ranch in 2025 and into Parker in 2026 in response to recommendations made in Douglas County's Integrated Transit and Multimodal Study. The next phase of the study's recommendations include expansion into other areas of the county, including Castle Rock. (Learn More)



Proposal

  - The Town of Castle Rock has agreed to a $400,000 contribution for this project. This represents a 20% shared investment with the County toward the $2 million estimated cost to operate Link On Demand within their jurisdiction.
  - The Pilot covers all of the Town's boundaries and connects to the existing Link On Demand service in the county. A service map will be available closer to launch.
  - The proposed intergovernmental agreement (IGA) will facilitate a partnership between Douglas County and the Town through cost sharing and joint operational oversight.
  - Douglas County's portion of the cost to operate will be comprised of Road and Bridge Sales and Use Tax revenues along with state, federal and other grant funding.

Board Action - At their Tuesday, April 28, Business Meeting, the Board of County Commissioners approved the IGA with the Town of Castle Rock to expand Link On Demand to the town later this year. (Passes 3-0)

Commissioner Meetings – April 27, 2026

- **Work Session - DCSD Potential Land Partnership Discussion** - The Board of Commissioners held a work session with representatives of the Douglas County School District to discuss surplus school district properties that may be suitable for preservation as neighborhood-accessible open space. DCSD identified several potential surplus parcels, including a 12-acre Pinery Filing 6 parcel, four additional Pinery sites, and a Highlands Ranch parcel with possible recreation interest from a third-party public entity. By a vote of 3-0, the Board authorized County staff to work immediately with the School District to determine parcel pricing and move toward transfer of parcels for open space preservation.

- **Work Session - Potential Open Space Acquisition** - The Board of Commissioners convened a work session to discuss a potential open space acquisition, initially in public session, with site-specific discussion occurring in executive session in accordance with CRS 24-6-402(4) (a). Following executive session, the Board provided staff direction to conduct a site visit, conduct due diligence, and explore a potential offer.

- **Work Session - Draft Scope of Work for a Feasibility Study of Small Modular Reactor Nuclear Sites in the County Proposal**- The Board of Commissioners held a work session with Community Development Department staff to discuss Small Modular Reactor (SMR) technology and prepare a draft scope of work that could be used to solicit a consultant to study and review the feasibility and potential economic impacts of establishing SMR nuclear sites in the County. Following discussion, the board provided staff direction to return in two weeks with a memo outlining additional details, regulatory considerations, safety issues, federal grant opportunities, and examples from jurisdictions regarding how the SMR studies in those jurisdictions occurred or are expected to occur, including Colorado Springs, Gillette, and Idaho Falls.

- **Work Session - Proposed Douglas County Zoning Resolution Amendment to Establish Regulations for Nonfunctional Turf - Post-Referral Review**- The Board of Commissioners held a work session with Community Development Department staff to discuss proposed amendments to the Douglas County Zoning Resolution (DCZR) to regulate nonfunctional turf and nonfunctional artificial turf to comply with state statute. Draft regulations were placed on referral from February 3, 2026, to March 3, 2026. The Board gave staff direction to provide additional analysis regarding the long term water conservation impacts of regulation of non-functional turf.

Commissioner Meetings – May 6, 2026

- **State Lobbyists Call** - The Board of Commissioners reviewed opened a brief meeting with state lobbyists to discuss state legislative issues potentially impacting Douglas County government. The Board motioned, by a unanimous vote, to enter an executive session to discuss legislative negotiating positions. At the conclusion of the executive session, the Board unanimously took an oppose position on SB26-1430 – Transportation Funding Adjustments.

Planning Activity Report

Completed Projects

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	04/27/26	Highlands Ranch Filing 159	Plat one multi-family residential lot (concurrent SIP for 240 units).	Minor Dev Residential	SB2023-022
1	04/28/26	Pinery Village Filing 2	Request to establish 3 commercial lots and 7 tracts (Pinery Village).	Minor Dev Non-Residential	SB2021-049
1	04/29/26	Pinecrest Community Church	Request to subdivide the property into two lots.	Minor Dev Residential	SB2024-070
3	04/29/26	Sterling Ranch Filing 3A, Tract D and Tract E	Phase 2 improvements for Prospect Community Park.	Location and Extent	LE2026-005
1	04/30/26	20020 Cockriel Dr, 1st Rev	Add antennas to Verizon Wireless site.	SIP Revision	SP2025-068
2	04/30/26	6067 Perry Park Blvd	Install & operate sanitary sewer lift station.	Location & Extent	LE2026-004
1	05/05/26	Tanterra Pool and Clubhouse Site Plan	Town of Parker - 3,000 sf clubhouse and pool for the Tanterra Subdivision.	External Referral	RE2026-049
2	05/05/26	Crystal Valley Ranch Filing 14, 1st Amd	Town of Castle Rock to create 112 single family detached lots.	External Referral	RE2026-050
2	05/05/26	Crystal Valley Ranch Filing 18, Tract C	2nd request - Town of Castle Rock to create 28 single family attached units and one commercial space.	External Referral	RE2026-051

Referrals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	04/08/26	Pinery Village Filing 1, 2nd Amendment, 3A	Request for a new mini warehouse facility.	Site Imp Plan	SP2026-018
3	04/09/26	Country Palace, 3rd Amd, Lot 1A-1A, 6th Amd	18,000 sf addition to existing church and expansion of worship area by 400 seats.	Major USR Amendment	US2025-019
3	04/10/26	Sterling Ranch Filing 6A, 2nd Amendment	Request for a Minor Development for a daycare facility.	Minor Dev Non-Residential	SB2026-014
3	04/10/26	Sterling Ranch Filing 6A, 2nd Amd, Lot 229A	Request for a Site Improvement Plan (SIP) for a daycare facility.	Site Imp Plan	SP2026-030
2	04/13/26	5050 Echo Gap Road	New Verizon Wireless Monopine Tower.	Site Imp Plan	SP2025-086

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	04/16/26	Crowsnest Master Plan Amendment	Amendment for future urban development.	CMP Amendment	DR2026-003
3	04/20/26	Highlands Ranch Filing 75C, Lot 8 and Tract A	Increase Lot 8 2,997 SF and decreasing Tract A the same.	Administrative Replat	SB2026-011
3	04/21/26	Highlands Ranch Filing 159, Lot 1	165 senior affordable apartments.	Site Imp Plan	SP2026-027
2	04/23/26	Vacation of Pine View Circle	Request for a Roadway Vacation for Pine View Circle.	Roadway Vacation	SB2026-017
1	04/24/26	Tallman Gulch Filing 1, Lot 76	Request to vacate a residential septic system easement.	Administrative Replat	SB2026-013
3	04/27/26	8500 C Moore Rd	Douglas County to construct a Helitack Hanger & K-9 Training Area at existing site.	Location and Extent	LE2026-006
3	04/30/26	Highlands Ranch Filing 61B, 1st Amd, Lot 1D, 2nd Rev	Request for a change use from retail to retail and restaurant.	SIP Revision	SP2026-007
3	05/01/26	3900 Grace Blvd, 16th Revision	Improve an existing sports field with artificial turf.	SIP Revision	SP2026-054
3	05/04/26	10337 Arrowwood Drive	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-090
3	05/04/26	3390 Poston Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2025-091
3	05/05/26	5389 & 5391 Plum Ave, 1st Revision	SIP revision for hydroponic growing containers.	SIP Revision	SP2025-023

Upcoming PC Hearings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	05/18/26	Pinery Meadows Planned Dev, 1st Amd	Allow alternative lot standards for clusters homes. *Continued from 5/4/26.*	Planned Dev - Major Amd	ZR2026-003
3	05/18/26	8500 C Moore Rd	Douglas County to construct a Helitack Hanger & K-9 Training Area at existing site.	Location and Extent	LE2026-006
1	05/18/26	Redemption Church	Request for one lot for church use.	Minor Dev Non-Residential	SB2026-005
2	07/06/26	Adragna Minor Development Final Plat	Subdivide one lot into two lots.	Minor Development	SB2024-030
2	07/20/26	Crowsnest CMP Land Use Map Amendment	Change 15 parcels of approximately 745 acres in area, from Nonurban to Urban	CMP Amendment	DR2026-003

Upcoming BCC Land Use Hearings or Meetings

Dist.	Date	Project Title	Project Description	Project Type	Project No.
	05/12/26	Resolution Proclaiming May as Archaeology & Historic Preservation Month	Request for approval of a Resolution Proclaiming May 2026 as Archaeology and Historic Preservation Month.	Resolution	
	05/12/26	DCZR Amd to Establish Agritourism Regulations	Proposed amendments for Agritourism Opportunities to Sections 3, 4, 21, 22C, 36.	Document and Regulation	DR2025-006

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	05/12/26	3640 N State Highway 67	5-year period for an annual fund-raising event for the Happy Dog Ranch to held on 5/30/26, and similar dates in the future.	Major Entertainment Event	EE2026-003
3	05/12/26	Highlands Ranch Planned Dev, 84th Amd	Add residential units.	Planned Dev - Major Amd	ZR2026-002
1	05/26/26	Redemption Church	Minor Development Final Plat request to establish one lot for a church use.	Minor Dev – Non-Residential	SB2026-005
1	05/26/26	Pinery Meadows Planned Dev, 1st Amd	Allow alternative lot standards for clusters homes. *Continued from 5/12/26.*	Planned Dev – Major Amd	ZR2026-003
2	07/14/26	Adragna Minor Development Final Plat	Subdivide one lot into two lots.	Minor Development	SB2024-030

Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/22/26	4600 E State Hwy 86	Update the SIP to current conditions and add a barn on the property.	Admin USR Amendment	PS2026-102
2	04/23/26	Bell Mountain Ranch Filing 1B, Lot 16	Adjustment to the Primary Building Envelope for an addition to the residence.	Administrative Replat	PS2026-105
1	04/28/26	Castle View Hts Resub of Lots 13 & 14, E of Frontage Rd, Most Lot C	Operate a leased used motor vehicle dealership within a portion of the stated property.	SIP Revision	PS2026-103
3	04/29/26	TR in S1/2SE1/4 25-6-69	Development of a commercial shopping center.	Minor Dev Non-Residential	PS2026-101
2	05/01/26	7047 Perry Park Blvd	Construct an indoor training facility within a portion of the existing driving range.	Admin USR Amendment	PS2026-104
3	05/01/26	Highlands Ranch Filing 159, Lot 1	New park on a 2-acre portion of the property.	Location and Extent	PS2026-106

Streamline Pre-submittals

Dist.	Date	Project Title	Project Description	Project Type	Project No.
2	04/23/26	Reata South 1, Lot 100	Building Envelope Adj to install a pool.	Admin Replat	PS2026-107
3	05/01/26	Sterling Ranch Filing 1, 10th Amd, Lot 1B	Adjust for Accessory Dwelling units floor area limits and tracking at building permit stage.	Planned Development - Admin Amd	PS2026-108

New Applications

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	04/22/26	9370 Venneford Ranch Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-041
3	04/22/26	535 Southpark Rd	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-038
1	04/22/26	Pinery Village Filing 2, 1st Amendment	Request for a replat of superblock lot into 17 commercial lots.	Replat	SB2026-015
3	04/22/26	1235 Northridge Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-040

Dist.	Date	Project Title	Project Description	Project Type	Project No.
3	04/22/26	10204 Summit View Pkwy	New T-Mobile wireless small cell telecom facility.	Site Imp Plan	SP2026-039
2	04/22/26	Vacation of Pine View Cir	Roadway Vacation for Pine View Circle.	Road Vacation	SB2026-017
3	04/22/26	Highlands Ranch Filing 20, 12th Amd, Most of Lot 19A, 1st Rev, 2nd Mod	Replace window with a garage door at existing commercial building.	SIP Modification	SP2026-042
2	04/24/26	Crystal Valley Ranch Filing 18, Tract C	2nd referral request - Town of Castle Rock to create 28 single family attached units and one commercial space.	External Referral	RE2026-051
2	04/24/26	Crystal Valley Ranch Filing 14, 1st Amd	Town of Castle Rock to create 112 single family detached lots.	External Referral	RE2026-050
3	04/24/26	8500 C Moore Rd	Douglas County to construct a Helitack Hanger & K-9 Training Area at existing site.	Location and Extent	LE2026-006
1	04/27/26	Fields Filing 1, 1st Amendment	Request to adjust three residential lot line and create two new metro district tracts.	Administrative Replat	SB2026-018
1	04/27/26	9897 B N Delbert Rd, 1st Revision, 3rd Mod	Eligible Facilities Request from AT&T to replace 9 antennas with 6 new antennas, 15 RRHs with 12 new RRHs, and a cabinet within the existing equipment shelter.	SIP Modification	SP2026-043
3	04/28/26	9123 Venneford Ranch Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-045
1	04/28/26	570 Helena Circle	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-048
3	04/28/26	2195 Summit View Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-049
3	04/28/26	1775 Thistle Ridge Road	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-044
	04/28/26	Strasburg 2050 Subarea Plan	Adams County for a CMP amendment for the Strasburg Subarea Plan.	External Referral	RE2026-052
3	04/28/26	6575 Lionshead Parkway	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-047
3	04/28/26	3303 Summit View Parkway	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-046
3	04/29/26	11038 Monarch Blvd	Request for a new T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-051
3	04/29/26	3900 Grace Blvd, 16th Revision	Improve an existing sports field with artificial turf.	SIP Revision	SP2026-054
3	04/29/26	4885 Valleybrook Drive	New T-Mobile wireless small cell telecommunications facility.	Site Imp Plan	SP2026-050
2	04/29/26	The Oaks of Castle Rock Filing 2, Amendment 1	Town of Castle Rock for The Oaks of Castle Rock Filing 2, Amendment 1.	External Referral	RE2026-054
2	04/29/26	The Brickyard Site Dev Plan, Amd 1	Town of Castle Rock for The Brickyard Site Development Plan, Amendment 1.	External Referral	RE2026-053
1	04/29/26	Pine Curve Filing 1	3rd referral - Town of Parker to divide 25.13 acres for a mixed-use lot and tracts.	External Referral	RE2026-055
1	04/29/26	Parker Hills Estates, Lot 8, 1st Revision	Add parking to accommodate additional seating capacity at existing church.	SIP Revision	SP2026-053

Dist.	Date	Project Title	Project Description	Project Type	Project No.
1	04/29/26	Douglas County Ind'l Park Filing 1, 2nd Amd, Lot 2, 2nd Rev, 1st Mod	Request to install temporary air-cooled chiller, emergency generator, and IT Equipment for data center.	SIP Modification	SP2026-052
1	05/01/26	Antelope Crossing	Rezone 2 A1 parcels to LRR in anticipation for 9 residential lots.	Rezoning	ZR2026-004
1	05/04/26	Antelope Crossing Filing 2	Turn 2 parcels into 9 residential lots.	Minor Dev Residential	SB2026-019
	05/04/26	Training Lessons and Exercising Sessions of Non-owned Animals, DCZR Amd, Sections 3-6	Proposed County Regulations for Training Lessons and Exercising Sessions of Non-owned Animals.	Document and Regulation	DR2026-004
3	05/04/26	Highlands Ranch Filing 118L, 1st Amd, Lot 88-A, 2nd Rev, 2nd Mod	Eligible facilities request to replace 3 antennas, wiring, and batteries on an existing AT&T tower.	SIP Modification	SP2026-055

New Sign Permits

Dist.	Date	Project Title	Project Description	Project No.
3	04/30/26	Highlands Ranch Filing 18B, Lot 8	Hess Elite Performance Center - 5690 County Line Pl Unit #C	SG2026-034
3	05/04/26	Highlands Ranch Filing 153, 2nd Amd, Lot 1B	Mcdonald Nissan - 1320 Plum Valley Ln	SG2026-035
3	05/05/26	Massage Facility	Hana Massage – 8796 S Colorado Blvd Unit C	MI2026-006

Special Event Liquor Permits

Dist.	Date	Event Name	Permittee Name & Event Address	Permit No.
3	04/15/26	HRCA MTB Series - Race #1-3	Highlands Ranch Community Assoc - 2674 Pemberly Ave	LL2026-032
3	04/15/26	Happy Hour Half K Race	Highlands Ranch Community Assoc - 9370 Ridgeline Blvd	LL2026-031
3	04/23/26	Ukrainian Festival	Ukraine Aid Fund - 9651 S Quebec St	LL2026-034
1	05/01/26	Sparta 110	Sparta Foundation - 18850 Clarke Rd	LL2026-035
2	05/01/26	Jack A. Vickers Prostate Cancer Golf Event	The Castle Pines Golf Club, Inc. - 1000 Hummingbird Dr	LL2026-036
2	05/04/26	Nova Rising Community Fantasy Ball	The Sparrow Group - 14771 Spruce Mountain Rd	LL2026-038

Public Works Bid Calendar

Updated 4/22/26

Project Description	Plans Available to Contractors	Contractor Pre-Bid Conference	Project Bid Opening	Tentative BCC Approval Date
Highlands Ranch Parkway (Broadway to Burntwood) CI 2026-005	March 16, 2026	March 25, 2026	April 7, 2026 *Six bids under review*	May 12, 2026
This project includes removing and replacing the concrete pavement, curb and gutter, and sidewalk and pedestrian improvements. A raised median will be installed in the center of the roadway to enhance driver				

safety. The bike lane will remain in the reconstructed roadway. Also included is the construction of a new traffic signal at the Ridgeglen Way/Highlands Ranch Pkwy intersection and the reconstruction and upgrade of the existing traffic signal for the Burntwood Way/Highlands Ranch Pkwy intersection.				
Quebec St and Park Meadows Dr Signing and Striping Improvement Project CI 2025-031	May 4, 2026	May 13, 2026	May 26, 2026	June 23, 2026
This project is Phase 1 of a larger project to improve congestion in the corridor and replace aging infrastructure. The goal is to improve traffic flow for vehicles travelling to C-470, as well as vehicles accessing the nearby businesses and schools. Phase 1 includes updates to pavement striping, signage, and signal timing. The project extends 1800 feet between 8664 S. Quebec St. and C-470. Work includes removal of pavement markings, removal of signs, sweeping, sign panel fabrication, and application of inlaid epoxy pavement marking as well as inlaid preformed thermoplastic pavement marking.				

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Douglas County Government
Finance Department, Purchasing Division
100 Third Street, Suite 130
Castle Rock, Colorado 80104
Phone: 303-660-7430
Fax: 303-660-9661

Date Requested: 04/28/26 **Date Required:** ASAP

Department No.: 31400 **Requested By:** Shawna Potter

Department Title: Operations Fin Spec **Deliver To:** 3030 Industrial Way

Account Number: 31400.448800

Department Authorization

I certify that the purchase listed below is necessary for the proper operation of Douglas County and to my knowledge funds are available in the current budget.

DocuSigned by:
Janet Herman 4/29/2026
8C085BBDBE87489...
Authorized Department Official

Suggested Vendor

Dustpods LLC
1900 32nd Avenue NE
Black Eagle MT 59414
704-682-3343 Wayne@dustpods.com

Qty.	Unit	Description/Specifications	Unit Price	Amount
	Gal	Per IFB012-26 bid for dust suppressant products		$200,000.00
		Dustpods LLC bid two products that are being tested on County Right of Way		
		Dustpods Performance Stabilizer	.94/gal	
		Base One Base Stabilizer	.94/gal	
		Purchase of both products not to exceed $200,000		
			Total Price	**$200,000.00**

Special Instructions:

FOR PURCHASING USE ONLY

Purchase Order No.: _____
Vendor Number: _____
Date Entered: _____
Entered By: _____

Accounting Review: _____
Budget Review: _____
Cty Manager Approval: _____
BOCC Approval: _____
BOCC Approval: _____

Docusign Envelope ID: 26B16435-624D-8A8A-8098-9E038F3709A3

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
VENDOR CONTACT & TITLE:	Wayne Gilles	Eric Nitti	Kelsey McCombs
VENDOR ADDRESS:	1900 32nd Ave NE, Black Eagle, MT 59414	910 54th Avenue, Suite 230, Greeley, CO 80634	PO Box 1467, Detroit Lakes, MN 56502
CONTACT PHONE NUMBER:	704-682-3343	970-346-3900	218-846-9490
CONTACT EMAIL ADDRESS:	wayne@dustpods.com	esibids@envirotechservices.com	kelsey@teamlab.net

SECTION ONE: DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
80% magnesium chloride / 20% lignin sulfonate with Corrosion Inhibitor	N/A	$ 1.35	N/A
Magnesium Chloride	N/A	$ 1.20	N/A
"Durablend" or equivalent with Corrosion Inhibitor	N/A	$ 1.70	N/A
"Base Bind" or equivalent with Corrosion Inhibitor	N/A	$ 2.13	N/A

SECTION TWO: ALTERNATE DUST SUPPRESSANT PRODUCTS

PRODUCT BEING BID	Price Per Gallon	Price Per Gallon	Price Per Gallon
Dustpods Performance Stabilizer	$ 0.94		
Base One Base Stabilizer			$ 20.00

INVITATION FOR BID (IFB) #012-26
PURCHASE and APPLICATION of DUST SUPPRESSANT

VENDOR NAME:	Dustpods LLC	EnviroTech Services	Team Laboratory Chemical, LLC
Additional Comments from Bidder	N/A	N/A	Base One will be implemented in the same manner as it was in 2025 test section. Base One will be shipped to Douglas County PW at 9040 Tammy Ln., Bldg. A, Parker, CO 80134. Team Lab requires a 10 day lead time from date of purchase order to date of delivery. Typically the lead time is less but just want to cover our bases. Price includes freight to Douglas County PW (address above). County will be responsible for receiving, unloading and storing the 275 gallon totes of Base One for future use. All other duties of transporting the product from the said address above to the jobsite will be the counties (sic) responsibility. The application rate is .005 gallons of Base One per square yeard per inch material treated in depth. Example: One 275-gallon tote will treat a road 5,280 feet long by 24 ft. wide by 4 inches deep.

OTHER INFORMATION:

Provided 3 References?	No	Yes	Yes
Miscellaneous comments:	See bid document(s) for more product details.	See bid document(s) for more product details.	See bid document(s) for more product details.

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DocuSigned by:
Janet Herman 4/29/2026
8C085BBDDE87489...
Authorized Department Official

Suggested Vendor

Envirotech Services
910 54th Avenue, Suite 230
Greeley CO 80634
970-346-3900

Qty.	Unit	Description/Specifications	Unit Price	Amount
	Gal	Per IFB012-26 bid for dust suppressant products		$150,000.00
		Envirotech Services Bid four prouducts		
		80/20 Magnesium Chloride/Lignin	1.35/gal	
		Magnesuim Chloride	1.20/gal	
		Durablend or equivalent	1.70/gal	
		Base Bind or equivalent	2.13/gal	
		Purchase not to exceed $125,000		
			Total Price	**$150,000.00**

Special Instructions:

FOR PURCHASING USE ONLY

Purchase Order No.: _____
Vendor Number: _____
Date Entered: _____
Entered By: _____

Accounting Review: _____
Budget Review: _____
Cty Manager Approval: _____
BOCC Approval: _____
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