



June 16, 2026

Richard & Melinda Lodwig
lodwig@comcast.net
44792 Ashlar Terrace, Apt. 200
Ashburn, VA 20147

Reference Log Number(s): 202600102
Account Number: R0445556
Owner: Richard & Melinda Lodwig
Address of Property: 17910 Calendula Dr.

*****PLEASE NOTE*****

Your abatement hearing(s) will be held telephonically using the County's telephone conferencing program. Instructions to access the hearing will follow by separate e-mail invitation.

Dear Mr. and Mrs. Lodwig:

The Douglas County Assessor's Office has reviewed the abatement petition you filed for the above referenced Log Number(s) 202600102 and is recommending adjustment of the petition for tax year 2025. The enclosed Transmittal Sheet provides details of the Assessor's decision and recommended adjusted values for each Log Number. Please note that the tax dollar references are an estimate only, the actual tax dollar amounts will be determined by the Douglas County Treasurer. Please review the following options below and indicate your choice by initialing on the appropriate line.

M. Lodwig

I accept the Assessor's recommended reduction in value and terminate any further appeal.

I wish to withdraw my petition without any reduction in value and end any further appeal.

I wish to take an Administrative Denial which allows me to proceed to a higher level of appeal.

I wish to have a hearing of my petition before a referee appointed by the County Board of Commissioners. The hearing will be held on **July 15, 2026 at 12:00 p.m.**

Dated this 17 day of June, 2026.

Please send refund to Melinda + Richard Lodwig
5417 Zayasia Ct
Haymarket VA 20169

202600102 - 2025
Petition For Abatement Or Refund Of Taxes

County: Douglas

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

Section I: Petitioner, please complete Section I only.

Date: 3 9 2025
 Month Day Year

Petitioner's Name: Melinda + Richard Ludwig
 Petitioner's Mailing Address: 44792 Ashlar Terrace Apt 200
Ashburn VA 20147
 City or Town State Zip Code

Received
 MAR 09 2026
 Douglas County
 Assessor's Office

SCHEDULE OR PARCEL NUMBER(S)

223333105001

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

17910 Calendula Drive
Parker CO 80134

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2025 and 2026 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.)

House went on the market Nov 2025 for \$880,000 and sold on 2/3/2026 for \$850,000

Petitioner's estimate of value: \$ 850,000 2026 and \$ 850,000 2025
 Value Year 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.

Melinda Ludwig Phone Number 7038675942 Email ludwig@comcast.net
 Petitioner's Signature

By _____ Phone Number _____ Email _____

Agent's Signature*

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

Tax Year _____	Value	Adjusted	Assessment	Assessed	Mill	
Actual	Adjustment	Actual	Rate	Value	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.)

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

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	_____	_____	_____	_____	_____	_____	_____
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 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 (month/day/year) ____/____/____, at which meeting there were present the following members:

_____, 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 Petitioner _____

Name _____ Name _____
(being present--not present), and WHEREAS, the said 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
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I, _____, Chairperson of the Board of County Commissioners' Signature
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

From: DCTreasurer <DCTreasurer@douglas.co.us>
Sent: Tuesday, March 10, 2026 12:28 PM
To: Assessors <Assessors@douglas.co.us>
Cc: lodwig@comcast.net
Subject: Fw: Lodwig 17910 Calendula Dr Parker CO 80134

Good Afternoon,

This form should go to the Assessor's Office. I have forwarded it to them.

Regards,

Vicki

Douglas County Treasurer's Office

100 Third St., Suite 120

Castle Rock, CO 80104

303.660.7455

douglascotax.com

Is your mailing address current? Please update to ensure timely delivery of property tax and value information.



From: Mindy Lodwig <lodwig@comcast.net>
Sent: Monday, March 9, 2026 8:54 AM
To: DCTreasurer <DCTreasurer@douglas.co.us>
Subject: Lodwig 17910 Calendula Dr Parker CO 80134

Caution: This email originated outside the organization. Be cautious with links and attachments.

Hi. Please see attached abatement or refund of tax form

Sent from my iPhone

202600102 - 2025
Petition For Abatement Or Refund Of Taxes

County Douglas

Date Received _____

(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date 3 9 2025
Month Day Year

Petitioner's Name: Melinda + Richard Ludwig

Petitioner's Mailing Address: 44792 Ashlar Terrace Apt 200
Ashburn VA 20147

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

223333105001

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

17910 Calendula Drive
Parker CO 80134

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2025 and 2026 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.) House went on the market Nov 2025 for \$880,000 and sold on 2/3/2026 for \$850,000

Petitioner's estimate of value: \$ 850,000 2026 and \$ 850,000 2025
Value Year 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.

Melinda Ludwig
Petitioner's Signature

Phone Number 7038675942

Email ludwig@comcast.net

By _____

Phone Number _____

Email _____

Agent's Signature*

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

Tax Year _____		Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax
Actual							
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.)

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):

A See transmittal

Julie Culvatti
Assessor's or Deputy Assessor's Signature

Received

MAR 09 2026

Douglas County
Assessor's Office

Per FAE
to Owner
3/10/26

Section 5: Mutual Agreement

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 or personal property in accordance with § 39-1-113(1.5), C.R.S. The Petitioner and Assessor mutually agree with the values and taxes as outlined in Section 4 or in the table below.

Petitioner Signature: _____ Date: _____

Assessor or Deputy Assessor Signature: Julie Eueratter Date: 4/28/2026

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	\$896,091	\$0	\$896,091	0.0625	\$56,010	0.084088	\$4,709.77
Corrected	\$860,000	\$0	\$860,000	0.0625	\$53,750	0.084088	\$4,519.73
Abated	\$36,091	\$0	\$36,091	0.0625	\$2,260	0.084088	\$190.04

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	\$896,091	\$0	\$896,091	0.0705	\$63,170	0.045528	\$2,876.00
Corrected	\$860,000	\$0	\$860,000	0.0705	\$60,630	0.045528	\$2,760.36
Abated	\$36,091	\$0	\$36,091	0.0705	\$2,540	0.045528	\$115.64

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original							
Corrected							
Abated							

Section 6: Decision of the County Commissioners
(Must be completed if Section 5 does not apply)

The County Commissioners of _____ County, State of Colorado, held a meeting on / / .
The following members were present:

Notice of the meeting and an opportunity to appear were given to the Petitioner ☐ p ☐ not present
and the County Assessor ☐ p ☐ not present

The Board of County Commissioners (BOCC) are fully advised and have considered the petition. The Board ☐ agrees
☐ does not agree with the recommendation of the Assessor. The petition has been ☐ approved ☐ approved in part
☐ denied with an abatement/refund as follows:

Year _____ Taxes Abate/Refund _____ BOCC Chairperson's Signature _____ Date _____

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners, do hereby certify that the above order is truly copied from the record of the proceedings of the Board of County Commissioners.

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

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

Section 7: Action of the Property Tax Administrator

Division Review	Approved ☐	Denied ☐	Code:	Reviewer:
Tax Year:	Amount:			
Timely Filed:	Yes ☐	No ☐	Date Completed:	

Administrative Assistant's Signature _____ Date _____ Property Tax Administrator's Signature _____ Date _____

Transmittal Sheet for Abatement #: 202600102

Abatement #	202600102	Staff Appraiser	EAW
Tax Year	2025	Review Appraiser	BAF
Date Received	3/9/2026	Recommendation	Adjust
Petitioner	RICHARD ARTHUR LODWIG & MELINDA SUE LODWIG	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	\$850,000	Assessor Final Review Value	\$860,000

The subject property is an average-quality, two-story home located in the Anthology neighborhood of Parker. The petitioner contends that the 2025 assessed value of \$896,091 exceeds market level, citing the property's listing at \$880,000 in November 2025 and subsequent sale at \$850,000 on February 3, 2026. The petitioner requests a revised value of \$850,000.

The Assessor's Office was unable to consider the subject's February 2026 sale in this market analysis because it occurred after the conclusion of the study period, which ended on June 30, 2024. The subject's most recent sale will be incorporated into the next reappraisal cycle ending on June 30, 2026.

For the current valuation, the Assessor conducted a market analysis using six comparable sales of similar size, style, and location. The adjusted sale prices of these comparable sales ranged from \$810,350 to \$925,213, positioning the subject's assessed value near the upper end of this range. Greater weight was given to sales that occurred near the end of the study period, concluding on June 30, 2024. Consistent with statutory requirements, the Assessor is required to use valid sales that occurred during the study period to determine the 2025 value, with an appraisal date of June 30, 2024. Based on this analysis, market analysis indicates a reduction to \$860,000.

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
R0445556	1112	3461	\$156,754	\$0	\$156,754	6.250%	\$9,800	8.4088%	\$824.06
	1212	3461	\$739,337	\$0	\$739,337	6.250%	\$46,210	8.4088%	\$3,885.71
	Account Total:		\$896,091	\$0	\$896,091		\$56,010		\$4,709.77

Final Values - Local Government

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	\$156,754	\$0	\$156,754	6.250%	\$9,800	8.4088%	\$824.06
	1212	3461	\$703,246	\$0	\$703,246	6.250%	\$43,950	8.4088%	\$3,695.67
	Account Total:		\$860,000	\$0	\$860,000		\$53,750		\$4,519.73

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
R0445556	\$896,091	\$56,010	\$4,709.77	\$860,000	\$53,750	\$4,519.73	\$190.04
Totals	\$896,091	\$56,010	\$4,709.77	\$860,000	\$53,750	\$4,519.73	\$190.04

Transmittal Sheet for Abatement #: 202600102

Schools

Original Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	\$156,754	\$0	\$156,754	7.050%	\$11,050	4.5528%	\$503.08
	1212	3461	\$739,337	\$0	\$739,337	7.050%	\$52,120	4.5528%	\$2,372.92
	Account Total:		\$896,091	\$0	\$896,091		\$63,170		\$2,876.00

Final Values - Schools

Account #	Abstract Code	Tax District	Actual Value	*Adjustment if applicable	Adjusted Actual	Assmt Rate	Adjusted Assessed	Tax Rate	Tax Amount
R0445556	1112	3461	\$156,754	\$0	\$156,754	7.050%	\$11,050	4.5528%	\$503.08
	1212	3461	\$703,246	\$0	\$703,246	7.050%	\$49,580	4.5528%	\$2,257.28
	Account Total:		\$860,000	\$0	\$860,000		\$60,630		\$2,760.36

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
R0445556	\$896,091	\$63,170	\$2,876.00	\$860,000	\$60,630	\$2,760.36	\$115.64
Totals	\$896,091	\$63,170	\$2,876.00	\$860,000	\$60,630	\$2,760.36	\$115.64

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
\$4,709.77	\$4,519.73	\$190.04	\$2,876.00	\$2,760.36	\$115.64	\$305.68