



# Board Agenda Background

**Date:** 3/17/2026  
**To:** Board of County Commissioners  
**Through:** Colton Rohloff, County Manager  
**From:** Donna Gee, County Assessor  
**Subject:** Abatement Request for Uplifted Hospitality Case Number 26-05

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## **RECOMMENDATION**

For case number 26-05, the Assessor recommends approval of petitioner's request for abatement or refund of taxes and for the Board to issue an order directing a refund of 2025 taxes in the amount of \$1,085.90 pro rata by all jurisdictions receiving payment thereof.

## **BACKGROUND**

The property was purchased August 27, 2021 within our assessment period for \$1,200,000. For commercial sales in 2025 the assessment period used sales that occurred July 1, 2019 through June 30, 2024.

## **ANALYSIS**

The current value of the property is \$1,277,590, which is within our statistical measurement of 1.05 - .95. The property owner is requesting the value to be that of the purchase price.

## **CONCLUSION**

For 2025, the Assessor recommends approval.

## **FISCAL IMPACT**

The assessor will adjust the value from \$1,277,590 to \$1,200,000 if approved.

## **ATTACHMENTS** (If applicable)

1. Abatement

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

*R004809*

County: Clear Creek

Date Received: 12/01/2025

*26-05*

**Section 1: Property Details**

Date Completed:	02/17/2026
Owner Name:	Adam Schoonover
Owner Mailing Address:	PO Box 3336
Schedule/Parcel Number:	183536400216
Property Address/Legal Description:	2725 Colorado Blvd, Idaho Springs CO 80452

**Section 2: Abatement or Refund Reason(s)**

Property Tax Year: 2025	Petitioner Estimate of Value: \$1,175,000
Reason for abatement or refund request: Property needs more improvements to meet the value assessed and probably would not meet that price with a formal appraisal.	

**Section 3: Attestation**

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 is true and correct.

Print Name of Person Signing: Adam Schoonover

Signature: *Adam Schoonover* Date: 02/17/26

\*Signing as:  Owner  Agent \*Letter of agency must be attached when petition is submitted by an agent.

**Section 4: Assessor Recommendation (Assessor Use Only)**

Check each box applicable if mixed use.

Property Type:  Residential  Commercial  Industrial  Agricultural  Mixed-Use  Other

	Actual	Value Adjustment	Adjusted Actual	Assessment Rate	Assessed Value	Mill Levy	Tax Amount
Original	1,277,590			27/705/6.25	550,380	70.361	19336.90
Corrected	1,200,000			11	493,220	11	18251.00
Abated	-77,590				-57,160	Refund	-11,085.90

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

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

Assessor Recommendation:	Approve <input type="checkbox"/>	Deny <input type="checkbox"/>
Protest in Abatement/Refund Tax Year:*	No <input type="checkbox"/>	Yes <input type="checkbox"/> (If a protest was filed, attach a copy of the NOD)
Reason for Denial Recommendation:		
Assessor or Deputy Assessor Signature:		Date:

**Section 5: Mutual Agreement**

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 \$ \_\_\_\_\_ 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:	Date:

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

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

	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
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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
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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 <input type="checkbox"/>	Denied <input type="checkbox"/>	Code:	Reviewer:
Tax Year:	Amount:			
Timely Filed:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date Completed:	

Administrative Assistant's Signature	Date	Property Tax Administrator's Signature	Date
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THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS. LEGAL ADVICE SHOULD BE OBTAINED IN THE DRAFTING OF ANY LEGAL DOCUMENT.

STATEMENT OF AUTHORITY

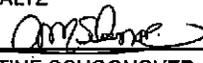
(§38-30-172, C.R.S.)

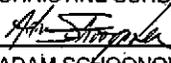
- 1. This Statement of Authority relates to an entity<sup>1</sup> named  
UPLIFTED HOSPITALITY GROUP LLC
- 2. The type of entity is a:
 

<input type="checkbox"/> corporation	<input type="checkbox"/> registered limited liability partnership
<input type="checkbox"/> nonprofit corporation	<input type="checkbox"/> registered limited liability limited partnership
<input checked="" type="checkbox"/> limited liability company	<input type="checkbox"/> limited partnership association
<input type="checkbox"/> general partnership	<input type="checkbox"/> government or governmental subdivision or agency
<input type="checkbox"/> limited partnership	<input type="checkbox"/> trust
- 3. The entity is formed under the laws of COLORADO
- 4. The mailing address for the entity is PO Box 3336 Idaho Springs CO 80452
- 5. The  name  position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is PAM WALTZ, MEMBER, CHRISTINE (AKA "CHRISTY") SCHOONOVER - MEMBER, ADAM SCHOONOVER - MEMBER.
- 6. The authority of the foregoing person(s) to bind the entity:  is not limited  is limited as follows:
- 7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A
- 8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>
- 9. The Statement of Authority amends and supercedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 27 day of MAY, 2022

  
PAM WALTZ

  
CHRISTINE SCHOONOVER

  
ADAM SCHOONOVER

<sup>1</sup> This form should not be used unless the entity is capable of holding title to real property.  
<sup>2</sup> The absence of any limitation shall be prima facie evidence that no such limitation exists.  
<sup>3</sup> The statement of authority must be recorded to obtain the benefits of the statute.

Recording Requested by: N0037941  
FNTG-NCS Colorado