

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

The Gilpin County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 17th day of November 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 16, 2007

Karen E Hart

Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Heather Heinlein

Heather Heinlein

Debra A. Baumbach

Debra A. Baumbach



FROM : PETROCK FENDEL PC

FAX NO. : 3035340310

Nov. 15 2007 04:39PM P4

FROM : PETROCK FENDEL PC

FAX NO. : 3035340310

Nov. 14 2007 03:22PM P4

FRD TROCK FENDEL PC

FAX NO. : 3035340310

Nov. 12 2007 12:43PM P1

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 46566

Single County Schedule Number: R002339

STIPULATION (As to Tax Year 2005 Actual Value)

BLUE SPRUCE INVESTMENTS CORPORATION
Petitioner,

vs.
GILPIN COUNTY BOARD OF COMMISSIONERS.

COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

120-126 Main Street EASY STREET CASINO
Central City, Colorado

2. The subject property is classified as commercial (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	383,300	.00
Improvements	\$	1,073,310	.00
Total	\$	1,456,610	.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$	383,300	.00
Improvements	\$	739,450	.00
Total	\$	1,122,750	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Land	\$	303,300	.00	
Improvements	\$	575,700	.00	
Total	\$	879,000	.00	→ \$900,000.00

SDR

6. The valuation, as established above, shall be binding only with respect to tax year 2008

7. Brief narrative as to why the reduction was made:

Representes fair adjustment based on comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 13, (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of November

Scott Albert
Petitioner(s) or Agent or Attorney

Scott D. Albertsen
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Board of Equalization

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Telephone: 303-552-5451

Docket Number _____