

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45027</b>
Petitioner: <b>AMERISTAR CASINO BLACK HAWK INC.,</b>  v.  Respondent: <b>GILPIN COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  
  
**County Schedule No.: R003999**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$97,153,154**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**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 30th day of November 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 29, 2005

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*Karen E Hart*

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Karen E. Hart

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

*Debra A. Baumbach*

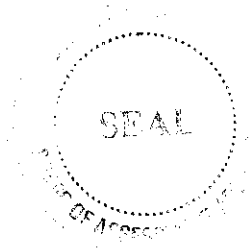
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Debra A. Baumbach

*Keela Steele*

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Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 45027  
Single County Schedule Number: R003999

STIPULATION (As to Tax Year 2005 Actual Value)

AMERISTAR CASINO BLACK HAWK, INC.

Petitioner,

vs.

GILPIN

COUNTY BOARD OF EQUALIZATION,

Respondent.

2005 NOV 29 AM 11:46

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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:  
Casino, hotel, land.

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

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

Land	\$	15,545,510.00
Improvements	\$	90,878,570.00
Total	\$	<u>106,424,080.00</u>

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

Land	\$	15,545,510.00
Improvements	\$	90,878,570.00
Total	\$	<u>106,424,080.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$ <del>15,545,510</del> .00
Improvements	\$ <del>81,607,644</del> .00
Total	\$ <del>97,153,154</del> .00

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

See attached

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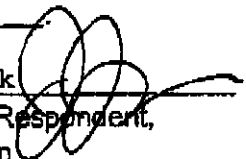
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8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

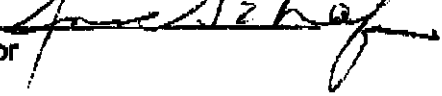
DATED this 22<sup>nd</sup> day of November, 2005

  
 \_\_\_\_\_  
 Petitioner(s) or Agent or Attorney  
PATRICK SULLIVAN  
AGENT FOR PETITIONER  
 Address:  
PO Box 17004  
GOLDEN CO 80402

Telephone: 303-273-0138

  
 \_\_\_\_\_  
 James J. Petrock  
 County Attorney for Respondent,  
 Board of Equalization  
 James J. Petrock, Reg. No. 2881  
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Telephone: 303-534-0702

  
 \_\_\_\_\_  
 Anne Schaffer  
 County Assessor  
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CENTRAL CITY, CO 80427  
 Telephone: 303-582-5451

Docket Number 45027