

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46565</b>
Petitioner: <b>BLUE SPRUCE INVESTMENTS CORPORATION,</b>  v.  Respondent: <b>GILPIN COUNTY BOARD OF COMMISSIONERS.</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.: R002529+1**

**Category: Abatement      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:            \$482,300**

(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 17th day of November 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 16, 2007

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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.

*Heather Heinlein*

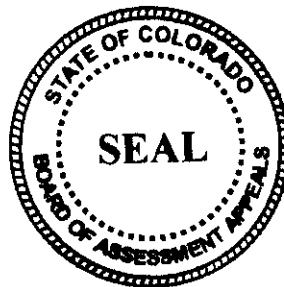
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Heather Heinlein

*Debra A. Baumbach*

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Debra A. Baumbach



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**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 46365  
Single County Schedule Number: R002529

STIPULATION (As to Tax Year 2005 Actual Value)

BLUE SPRUCE INVESTMENTS CORPORATION  
Petitioner.

VA 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:  
SONAZZA CASINO: 107 Main Street, Central City, CO 80427

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	\$	268,860	.00
Improvements	\$	398,320	.00
Total	\$	<u>667,180</u>	<u>.00</u>

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

Land	\$	268,860	.00
Improvements	\$	313,190	.00
Total	\$	<u>582,050</u>	<u>.00</u>

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6. 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	\$	<u>249,850</u>	.00
Improvements	\$	<u>223,390</u>	.00
Total	\$	<u>492,200</u>	.00

8. 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:

reduces a fair adjustment based on comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 22 (date) at 9:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14<sup>th</sup> day of November 2007

Scott Anderson  
Petitioner(s) or Agent or Attorney

Scott Anderson

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Central City, CO 80427  
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Docket Number \_\_\_\_\_