

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63998
Petitioner: TJ LLC (GEORGE ELIOPULOS), v. Respondent: GILPIN COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPULATION	

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.: R011080+2

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$796,210
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 5th day of March 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

2014 MAR -4 AM 9:53

Docket Number: 63998

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Abatement/Refund for Tax Year 2012)

TJLLC

Petitioner

vs.

Gilpin County COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2012 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:

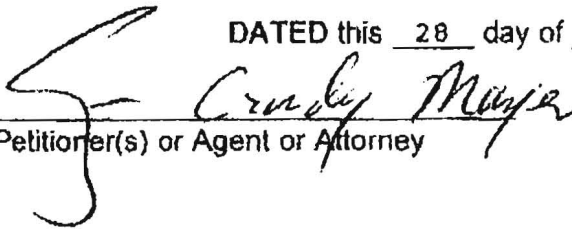
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as 0200-Vacant (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2012.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2012 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2012.

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

Reviewed additional non-gaming sales in the Cities of
Black Hawk and Central City and determined value adjustment
warranted.

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.

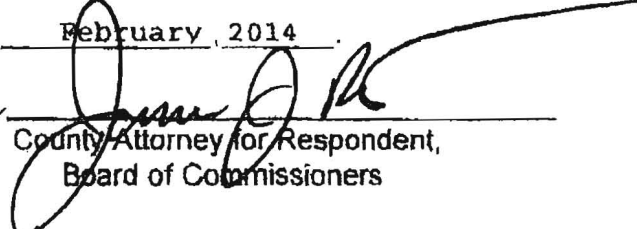
DATED this 28 day of February, 2014


Petitioner(s) or Agent or Attorney

Address:

Elite Property Services, Inc
6000 E. Evans Avenue #1-426
Denver, CO 80222

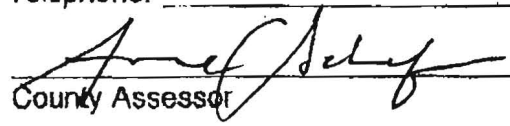
Telephone: 303-355-5871


County Attorney for Respondent,
Board of Commissioners

Address:

700 17th Street
Suite 1800
Denver, CO 80202

Telephone: _____


County Assessor

Address:

203 Eureka Street
Central City, CO 80427

Telephone: 303-582-5451

Docket Number 63998

ATTACHMENT A
Actual Values as assigned by the Assessor

Docket Number 63998

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
R011080	\$ 270,380.00	\$.00	\$ 270,380.00
R011085	\$ 307,790.00	\$.00	\$ 307,790.00
R011088	\$ 483,010.00	\$.00	\$ 483,010.00
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TOTAL:	\$ 1,061,180.00	\$ 0.00	\$ 1,061,180.00

ATTACHMENT B

Actual Values as assigned by the County Board of Commissioners after a timely appeal

Docket Number 63998

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
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Actual Values as agreed to by all Parties

Docket Number 63998

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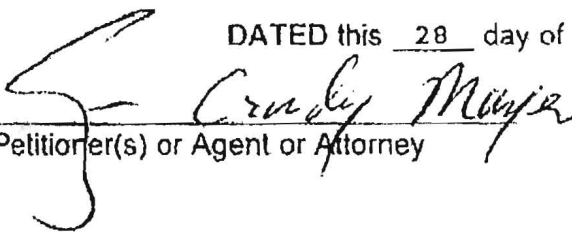
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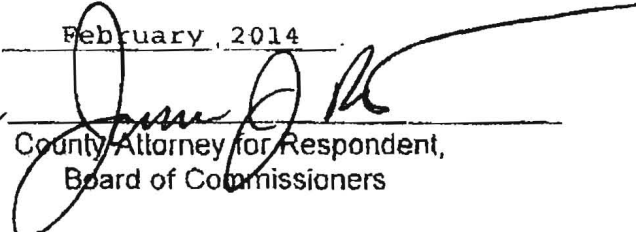
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DATED this 28 day of February, 2014


Petitioner(s) or Agent or Attorney

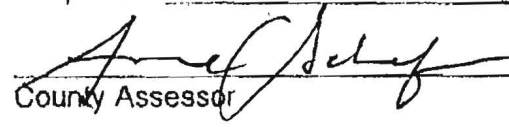
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