

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66658
Petitioner: PINNACLE ENTERTAINMENT INC - v. Respondent: GILPIN COUNTY BOARD OF EQUALIZATION	
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.: R002385

Category: Valuation

Property Type: Vacant Land

2. Petitioner is protesting the 2015 actual value of the subject property.

3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$1,200,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 16th day of March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
STATE OF COLORADO BD OF ASSESSMENT APPEALS

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Docket Number: 66658
Single County Schedule Number: R002385

STIPULATION (As to Tax Year 2015 Actual Value)

Pinnacle Entertainment INC.

Petitioner,

vs.

Gilpin COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2015 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:
S: 12 T: 3S R: 73W Subd: Central City Block:020 Lot: 001B and
Thru 008 PT OF LOT 8 (NE 6')

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2015:

Land	\$	1,799,200.00
Improvements	\$	65,760.00
Total	\$	<u>1,864,960.00</u>

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

Land	\$	1,794,240.00
Improvements	\$	65,760.00
Total	\$	<u>1,860,000.00</u>

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

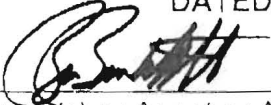
Land	\$	<u>1,134,240.00</u>
Improvements	\$	<u>65,760.00</u>
Total	\$	<u>1,200,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2015.

7. Brief narrative as to why the reduction was made:
Based on findings of EPA liens and comparable sales support the adjusted value on a price per square foot basis.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 9, 2016 (date) at 8:30am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 7 day of March, 2016.



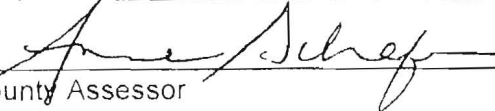
Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

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County Assessor

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Centra City, CO 80427
Telephone: 303-582-5451

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