

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CORRECTIONS CORPORATION OF AMERICA,</p> <p>v.</p> <p>Respondent:</p> <p>HUERFANO COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum & Weinshienk</p> <p>Address: 370 17th Street #2600 Denver, CO 80202</p> <p>Phone Number: 303-825-0800</p> <p>Attorney Reg. No.:</p>	<p>Docket Number: 38854</p>
<p>ORDER ON STIPULATION</p>	

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.: 44541

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$	16,168.00
Improvements		<u>25,983,832.00</u>
Total		\$26,000,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

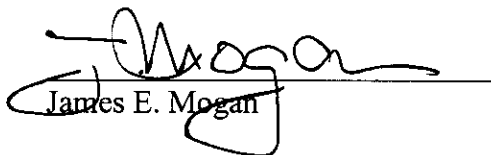
The Huerfano County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 14th day of February, 2003.

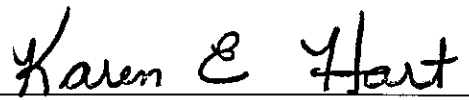
This decision was put on the record


February 13, 2003

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


James E. Mogan

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 38854
Single County Schedule Number: 44541

STIPULATION (As to Tax Year 2001 Actual Value)

Petitioner, Corrections Corporation of America,

vs.

HUERFANO COUNTY BOARD OF EQUALIZATION, Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:

Private Prison

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 2001 :

Land:	\$16,168.00
Improvements:	\$33,451,665.00
Total	\$33,467,833.00

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

Land:	\$16,168.00
Improvements:	\$33,451,665.00
Total:	\$33,467,833.00

5. After further review and negotiation. Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land:	\$16,168.00
Improvement:	\$25,983,832.00
Total	\$26,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

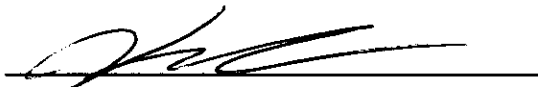
7. Brief narrative as to why the reduction was made:

After review and reports submitted by their respective experts, both parties came to an agreement on the value of this property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 11 & 12, 2003 at 8:30 a.m. be vacated and reset for 8:15 a.m. February 13, 2003, to enter the Stipulation into the record.

9. The Board of Assessment Appeals will enter the appropriate orders concerning rebate based on this Stipulation as if the same were supported by evidence on the record.

DATED this 13th day of February, 2003



Petitioner(s) or Agent or Attorney at Law

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Docket Number 38854

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CORRECTIONS CORPORATION OF AMERICA, v. Respondent: HUERFANO COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Kenneth S. Kramer, Esq. Address: Berenbaum & Weinshienk 370 17 th Street #2600 Denver, CO 80202 Phone Number: 303-825-0800 Attorney Registration No.:	Docket Number: 38854
AMENDMENT TO ORDER (On Stipulation)	

THE BOARD OF ASSESSMENT APPEALS hereby amends its 2003. This matter was heard by the Board of Assessment Appeals on February 13th, 2003, Karen E. Hart and Judge Nuechter presiding. Petitioner was represented by Kenneth S. Kramer, Esq., and the Respondent was represented by Garrett Sheldon, Esq.

In all other respects, the February 13, 2002 Order shall remain in full force and effect.

DATED/MAILED this 15th day of February, 2002.

This amendment was put on the record

February 13th, 2003

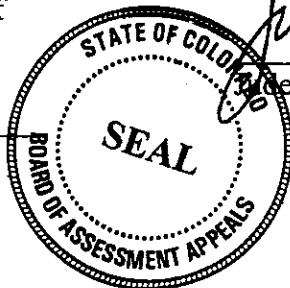
BOARD OF ASSESSMENT APPEALS

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.

James E. Mogan
James E. Mogan



Judge A. Nuechter

Judge A. Nuechter