

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CORRECTIONS CORPORATION OF AMERICA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>KIT CARSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth Kramer Address: 370 17<sup>th</sup> Street #2600 Denver, CO 80202 Phone Number: (303) 825-0800</p>	<p><b>Docket Number: 40614</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: 3650003-R**

**Category: Valuation                      Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 91,172.00
Improvements	<u>\$25,408,828.00</u>
Total	\$25,500,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.


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

**DATED/MAILED** this 10<sup>th</sup> day of October, 2003.


This decision was put on the record


October 9, 2003

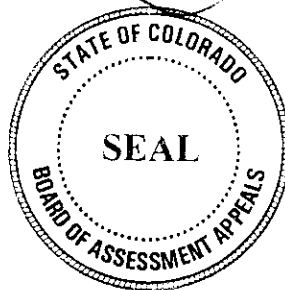
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
\_\_\_\_\_  
Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, DENVER COUNTY, COLORADO</b>  <b>BAA Address: 1330 Sherman Street Room 315 Denver, CO 80203</b>	<div style="text-align: right; font-size: small;">       COUNTY OF DENVER        CLERK OF DISTRICT COURT        1411 13th St - 1000     </div> <p style="text-align: center; font-weight: bold;">^COURT USE ONLY^</p>
<b>CORRECTIONS CORPORATION OF AMERICA, PETITIONER, VS. KIT CARSON COUNTY BOARD OF EQUALIZATION, RESPONDENT.</b>	
<b>ATTORNEY FOR RESPONDENT:</b>  <b>Wade H. Gateley, Esq. County Attorney, Kit Carson County Address: 366 14<sup>th</sup> Street P.O. Box 266 Burlington, CO 80807 (719) 346-5427 Fax: (719) 346-5453</b>  <b>Atty. Reg #: 12284</b>	<p style="text-align: center;"> <b>DOCKET NO. 40614 COUNTY SCHEDULE NO. 3650003-R</b> </p>
<b>STIPULATION (AS TO TAX YEAR 2002 ACTUAL VALUE)</b>	

**COME NOW** The Petitioner, Corrections Corporation of America, by and through its undersigned attorney, Kenneth S. Kramer of Berenbaum, Weinshienk & Eason and the Respondent, Kit Carson County Board of Equalization, by and through its undersigned attorney, Wade H. Gateley, and hereby enter this Stipulation regarding the tax year 2002 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as : Tract #3, Burlington CCA Annex Unplatted, Burlington, Colorado, also known as the Kit Carson Correctional Center, 49777 County Road V, Burlington, Colorado 80807, and 65 acres of vacant agricultural land, located in Kit Carson County, Colorado.
2. The subject property is classified as commercial property, and vacant agricultural land.
3. The County Assessor originally assigned the following actual

value to the subject property for tax year 2002:

Land	\$91,172.00
Improvements	\$26,814,883.00
Total	\$26,906,055.00

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

Land	\$91,172.00
Improvements	\$26,814,883.00
Total	\$26,906,055.00

5. After further review and negotiation, the Petitioner and the County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$91,172.00
Improvements	\$25,408,828.00
Total	\$25,500,000.00


6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. Brief narrative as to why the reduction was made: The Respondent Kit Carson County Board of Equalization retained an expert witness to re-appraise the property, and the valuation was negotiated between the parties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Friday, August 15, 2003 at 8:00 a.m. has been vacated, and the Board of Assessment Appeals was notified of the parties agreement prior to the hearing date.

Dated this 29 day of August, 2003.

KENNETH S. KRAMER, ESQ.

  
By: Kenneth S. Kramer, Esq.  
Attorney for Petitioner  
Berenbaum, Weinshienk & Eason, P.C.  
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WADE H. GATELEY



By: Wade H. Gateley #12284  
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Kit Carson County Board of Equalization  
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(719) 346-5427

ABBAY J. MULLIS



By: Abbey J. Mullis  
Kit Carson County Assessor  
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(719) 346-8946