

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CCA PROPERTIES OF AMERICA, LLC.,</p> <p>v.</p> <p>Respondent:</p> <p>KIT CARSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk & Eason, P.C.</p> <p>Address: 370 17th Street, Suite 4800 Denver, CO 80202</p> <p>Phone Number: 303.825.0800</p>	<p>Docket Number: 41828</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.: 3650003-R

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$ 38,835.00
Improvements:	<u>\$27,461,165.00</u>
Total:	\$27,500,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 21st day of October, 2004.

This decision was put on the record

October 20, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

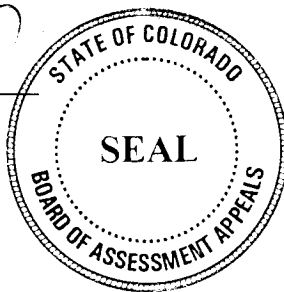
Karen E. Hart

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

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



<p>BOARD OF ASSESSMENT APPEALS, DENVER COUNTY, COLORADO</p> <p>BAA Address: 1330 Sherman Street Room 315 Denver, CO 80203</p>	<p style="text-align: center;">^COURT USE ONLY^</p>
<p>CORRECTIONS CORPORATION OF AMERICA, PETITIONER, VS. KIT CARSON COUNTY BOARD OF EQUALIZATION, RESPONDENT.</p>	
<p>ATTORNEY FOR RESPONDENT:</p> <p>Wade H. Gateley, Esq. County Attorney, Kit Carson County Address: 366 14th Street P.O. Box 266 Burlington, CO 80807 (719) 346-5427 Fax: (719) 346-5453</p> <p>Atty. Reg #: 12284</p>	<p>DOCKET NO. 41828 COUNTY SCHEDULE NO. 3650003.R</p> <p style="text-align: right;">04 OCT 19 PM 2:25 RECEIVED BOARD OF ASSESSMENT APPEALS</p>
<p style="text-align: center;">STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</p>	

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 2003 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 2003:

Land	\$38,835.00
Improvements	\$29,961,166.00
Total	\$30,000,001.00

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

Land	\$38,835.00
Improvements	\$29,961,166.00
Total	\$30,000,001.00

5. After further review and negotiation, the Petitioner and the County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$38,835.00
Improvements	\$27,461,165.00
Total	\$27,500,000.00

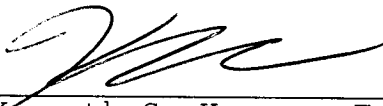
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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.

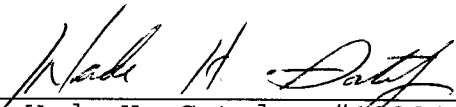
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Thursday, April 29, 2004 at 8:30 a.m. was continued, and was not rescheduled. The Board of Assessment Appeals has been notified of this agreement prior to the setting of a new hearing date.

Dated this 15th day of October, 2004.

KENNETH S. KRAMER, ESQ.



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