

<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>CROWLEY 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: 41830</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.: 10801506

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:	\$ 104,500.00
Improvements:	<u>\$39,895,500.00</u>
Total:	\$40,000,000.00

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.

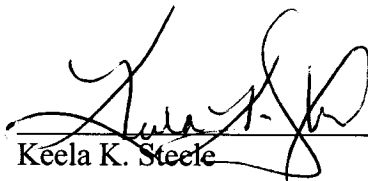
The Crowley County Assessor is directed to change his/her records accordingly.

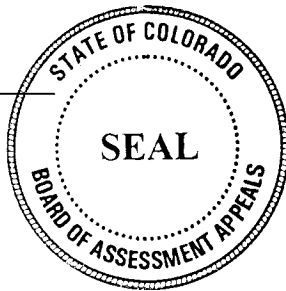
DATED/MAILED this 25th day of August, 2004.

This decision was put on the record

August 24, 2004

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


Keela K. Steele



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41830

STIPULATION (As To Tax Years 2003 and 2004 Actual Value)

CCA PROPERTIES OF AMERICA LLC,

Petitioner,
vs.

CROWLEY COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2003 and 2004, respectively, valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on the stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as commercial- private correctional facility, described as follows: 6564 Hwy 96, Olney Springs, CO, County Schedule Number 10801506

A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

The parties have agreed that the 2003 and 2004, respectively, actual value of the subject property should be reduced as follows:

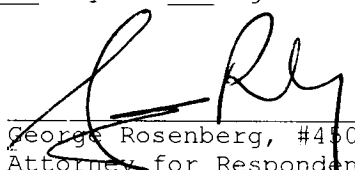
ORIGINAL VALUE	NEW VALUE (2003)
Land \$104,500	Land \$104,500
Improvements \$44,750,000	Improvements \$39,895,500
Personal \$ n/a	Personal \$ n/a
Total \$44,854,500	Total \$40,000,000


The valuation, as established above, shall be binding only with respect to tax years 2003 and 2004.

The parties agree that the hearing scheduled before the Board of Assessment Appeals be vacated.

DATED this 23rd day of August 2004.

Kenneth S. Kramer #16929
Attorney for Petitioner
370 17th St., Su. 4800
Denver, CO 80202
(303) 825-0800


George Rosenberg, #4507
Attorney for Respondent
5334 South Prince Street
Littleton, CO 80166
(303) 738-7846


Warren Davis
Crowley County Assessor
631 Main St.
Ordway, CO 81063
(719) 267-4421

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CROWLEY COUNTY BOARD OF EQUALIZATION

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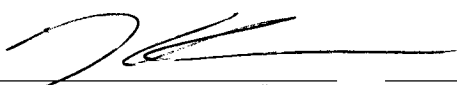
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