

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56264
Petitioner: CCA PROPERTIES OF AMERICA, LLC, v. Respondent: HUERFANO 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.: 44541

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$28,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 10th day of December 2010.

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



Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52514&56264

Single County Schedule Number: 44541

STIPULATION (As to Tax Year 2009& 2010 Actual Value)

CCA Properties of America, LLC,

Petitioner,

vs.

HUERFANO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009& 2010 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:
304 Ray Sandoval Street, Walsenburg CO

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 2009& 2010 :

Land	\$	<u>185,000</u>	.00
Improvements	\$	<u>29,315,000</u>	.00
Total	\$	<u>29,500,000</u>	.00

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

Land	\$	<u>185,000</u>	.00
Improvements	\$	<u>29,315,000</u>	.00
Total	\$	<u>29,500,000</u>	.00

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2009& 2010 actual value for the subject property:

Land	\$	<u>185,000.00</u>
Improvements	\$	<u>27,815,000.00</u>
Total	\$	<u>28,000,000.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2009& 2010.

7. Brief narrative as to why the reduction was made:
The parties agreed to accept a negotiated settlement amount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 9&10, 10 (date) at 8:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 3 day of December, 2010



Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

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Board of County Commissioners
Huerfano County, Colorado

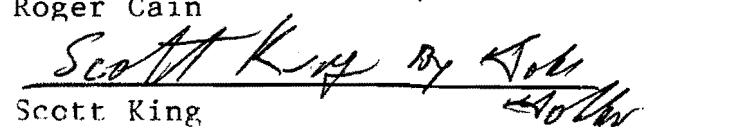
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