

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57858
Petitioner: CCA PROPERTIES OF AMERICA, LLC, v. Respondent: CROWLEY 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.: 10801506-R

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$67,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 6th day of June 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

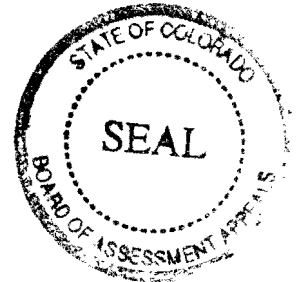
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57858**

STIPULATION (As To Tax Years 2011 and 2012 Actual Value)

CCA PROPERTIES OF AMERICA, LLC

Petitioners,

vs.

CROWLEY COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION hereby enter into this Stipulation, regarding the valuation for tax years 2011 and 2012, respectively, of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Discussions with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: Crowley County Correctional Facility, Olney Springs, CO 81082, County Schedule Number: 10801506.

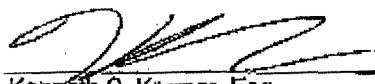
A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

The parties have agreed that the 2011 and 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2011/2012)	
Land	\$60,000	Land	\$60,000
Improvements	\$68,940,000	Improvements	\$68,940,000
Personal	\$0	Personal	\$0
Total	<u>\$69,000,000</u>	Total	<u>\$67,000,000</u>

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 31st day of May 2012.



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STATE OF COLORADO
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THE PARTIES TO THIS ACTION hereby enter into this Stipulation, regarding the valuation for tax years 2011 and 2012, respectively, of the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Discussions with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: Crowley County Correctional Facility, Olney Springs, CO 81062, 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 2011 and 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2011/2012)	
Land	\$60,000	Land	\$60,000
improvements	\$88,940,000	improvements	\$66,940,000
Personal	\$0	Personal	\$0
Total	\$69,000,000	Total	\$67,000,000

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 31st day of May 2012.

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