

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62276
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 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$69,250,000

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

ORDER:

Respondent is ordered to reduce the 2013 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 28th day of October 2013.

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

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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62276

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Years 2013 and 2014 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 of the subject property for tax years 2013 and 2014 and jointly move that the Board of Assessment Appeals enter its Order based on this stipulation. Discussions between 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.

The reduction was made based on analysis of cost, market and income information.

The parties have agreed that the 2013 and 2014 actual value of the subject property should be reduced as follows:

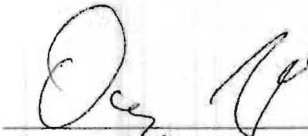
ORIGINAL VALUE		NEW VALUE (2013/2014)	
Land	\$90,000	Land	\$90,000
Improvements	\$72,410,000	Improvements	\$69,160,000
Personal		Personal	
TOTAL	\$72,500,000	TOTAL	\$69,250,000

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

Dated the 25th day of October, 2013.


Stephen A. Arrendondo, CMI
Ryan
Williams Tower
2800 Post Oak Blvd.
Suite 4200
Houston, TX 77056


Tobe Allumbaugh, Chairman
Crowley Cnty. Bd. of Equalization
603 Main Street, Suite 2
Ordway, CO 81063


Doug England
Crowley County Assessor
631 Main Street
Ordway, CO 81063