

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>CORRECTIONS CORPORATION OF AMERICA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>HUERFANO COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth S. Kramer, Esq. Berenbaum &amp; Weinshienk</p> <p>Address: 370 17<sup>th</sup> Street #4800 Denver, Colorado 80202</p> <p>Phone Number: 303-825-0800</p> <p>Attorney Reg. No.: 16929</p>	<p><b>Docket Number: 40615</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: 44541**

**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 16,168.00
Improvements	<u>25,983,832.00</u>
Total	\$26,000,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 7<sup>th</sup> day of March, 2003.

This decision was put on the record

March 6, 2003

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

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A Baumbach*

Debra A. Baumbach

*James E. Mogan*  
James E. Mogan



# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

Docket Number: 40615  
Single County Schedule Number: 44541V

STIPULATION (As to Tax Year 2002 Actual Value)

Petitioner, Corrections Corporation of America,

vs.

HUERFANO COUNTY BOARD OF EQUALIZATION, Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:

Private Prison

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 2002 :

Land:	\$16,168.00
Improvements:	\$33,451,665.00
Total	\$33,467,833.00

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

Land:	\$16,168.00
Improvements:	\$33,451,665.00
Total:	\$33,467,833.00

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5. After further review and negotiation. Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land:	\$16,168.00
Improvement:	\$25,983,832.00
Total	\$26,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. Brief narrative as to why the reduction was made:

After review and reports submitted by their respective experts, both parties came to an agreement on the value of this property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 20, 2003 at 8:30 a.m. be vacated.

9. The Board of Assessment Appeals will enter the appropriate orders concerning rebate based on this Stipulation as if the same were supported by evidence on the record.

DATED this 4<sup>th</sup> day of March, 2003



Petitioner(s) or Agent or Attorney at Law  
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Huerfano County Assessor  
401 Main Street, Suite 205  
Walsenburg, Co 81089  
(719) 738-1191

Docket Number 40615

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land:	\$16,168.00
Improvement:	\$25,983,832.00
Total	\$26,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

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