

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50823
Petitioner: CCA PROPERTIES OF AMERICA vs. 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

- 2. Petitioner is protesting the 2008 actual property type of the subject property.
- 3. The parties agreed that the 2008 value of the subject property should be reduced to:

Total Value: \$63,750,000
(Reference Attached Stipulation)

- 4. The parties agreed this stipulation is to include both the 2007 and 2008 tax years for Crowley County Schedule Number 10801506-R, therefore both Docket Numbers 48068 and 50823 are addressed and agreed upon herein.:

(Reference Attached Stipulation)

- 5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 11th day of March, 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

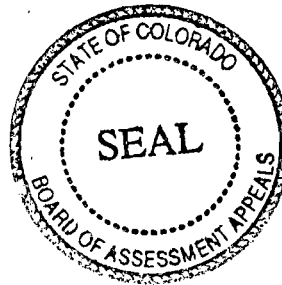
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



RESOLUTION

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48068

NO. 5468

STIPULATION (As To Tax Year 2007 and 2008 Actual Value)

CCA PROPERTIES OF AMERICA, LLC

Petitioners,

vs.

CROWLEY COUNTY BOARD OF EQUALIZATION,

Respondent.

2009 SEP 25 9:03

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the actual value for tax years 2007 and 2008, respectively, for the subject properties and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call 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, Colorado, County Schedule Number 10801506.

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

The parties have agreed that both the 2007 and 2008 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2007 and 2008)	
Land	60,000	Land	60,000
Improvements	66,940,000	Improvements	63,690,000
Personal	\$0	Personal	\$0
Total	67,000,000	Total	\$63,750,000

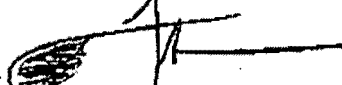
The valuation, as established above, shall be binding only with respect to the tax years 2007 and 2008, respectively.


Interest due to Petitioner, if any, shall be paid by the Respondent on only the taxes paid for tax year 2007.

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

DATED the 25th day of September 2009.


CCA Properties of America
By: Kenneth S. Kramer # 16929
Attorney for Petitioner
370 17th St., Su. 4800
Denver, CO 80202


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


Warren Davis
Crowley County Assessor
603 Main St., Suite 2
Ordway, CO 81063
(719)267-5229