

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50824</b>
Petitioner: <b>CCA PROPERTIES OF AMERICA, LLC,</b>  v. Respondent: <b>KIT CARSON COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 36500003**  
     **Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:  
     **Total Value:            \$66,425,000**  
     (Reference Attached Stipulation)
4. 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 Kit Carson County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 19th day of November 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 18, 2008

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*Karen E Hart*

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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*

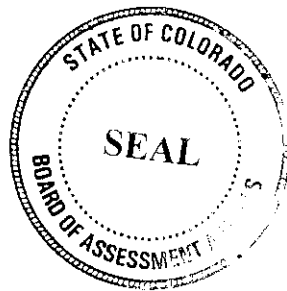
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Debra A. Baumbach

*Toni Rigirozzi*

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Toni Rigirozzi





3. The County Assessor originally assigned the following actual value to the subject property for tax year 2008:

Agricultural land	\$5915.00
Improved Commercial Land	\$40,930.00
Commercial Improvements	\$80,953,155.00
Total	\$81,000,000.00

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

Agricultural land	\$5915.00
Improved Commercial Land	\$40,930.00
Commercial Improvements	\$80,953,155.00
Total	\$81,000,000.00

5. After further review and negotiation, the Petitioner and the County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Agricultural land	\$5915.00
Improved Commercial Land	\$40,930.00
Commercial Improvements	\$66,378,155.00
Total	\$66,425,000.00

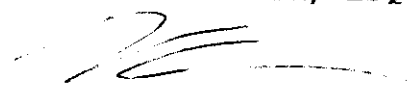
6. The valuation, as established above, shall be binding only with respect to tax year 2008.

7. Brief narrative as to why the reduction was made: Both parties retained an expert witness to appraise the property, in preparation for hearing. The parties agreed to accept a negotiated valuation amount, taking into account the valuations established by the expert witnesses.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Monday and Tuesday, December 1 and 2, 2008, shall be vacated.

Dated this 13<sup>th</sup> day of November, 2008.

KENNETH S. KRAMER, ESQ.



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ABBAY J. MULLIS

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