

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52513
Petitioner: CCA PROPERTIES OF AMERICA, LLC, v. Respondent: BENT 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.: 800965+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$55,380,000

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

ORDER:

Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 25th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

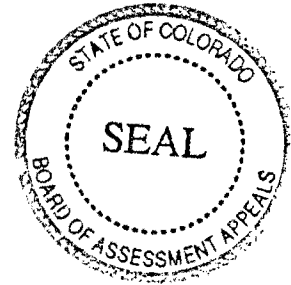
Debra A. Baumbach

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



STATE OF COLORADO
2011 APR 18 PM 2:37

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 52513
Multiple County Schedule Numbers: (As Set Forth In the Attached)

STIPULATION (As to Abatement/Refund for Tax Year 2009)

CCA Properties of America, LLC

Petitioner

vs.

Bent COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as Commercial (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2009.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2009 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2009/2010.

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

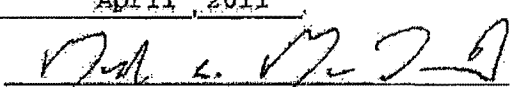
The parties mutually agreed to the revised values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 30, 2011 (date) at 8:30 a.m. (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14 day of April, 2011



Petitioner(s) or Agent or Attorney



County Attorney for Respondent,
Board of Equalization

Address:

370 17th Street

Suite 4800

Denver CO 80202-5698

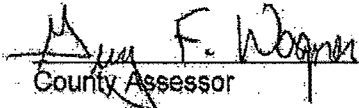
Address:

437 6th Street

Las Animas CO 81054

Telephone: (303) 825-0800

Telephone: (719) 456-2624



County Assessor

Address:

725 Bent Avenue

Las Animas CO 81054

Telephone: (719) 456-2010

Docket Number 52513

ATTACHMENT A

Actual Values as assigned by the Assessor

Docket Number 52513

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
<u>8000965</u>	<u>\$ 65,010 .00</u>	<u>\$ 36,000,000 .00</u>	<u>\$ 36,065,010 .00</u>
<u>8001625</u>	<u>\$ 24,103 .00</u>	<u>\$ 22,480,224 .00</u>	<u>\$ 22,504,327 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
	<u>\$.00</u>	<u>\$.00</u>	<u>\$ 0 .00</u>
<u>TOTAL:</u>	<u>\$ 89,113 .00</u>	<u>\$ 584,802,224 .00</u>	<u>\$ 58,569,337 .00</u>

ATTACHMENT B

Actual Values as assigned by the County Board of Equalization after a timely appeal

Docket Number 52513

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
8000965	\$ 65,010.00	\$ 36,000,000.00	\$ 36,065,010.00
8001625	\$ 24,103.00	\$ 22,480,224.00	\$ 22,504,327.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 89,113.00	\$ 58,480,224.00	\$ 58,569,337.00

ATTACHMENT C
Actual Values as agreed to by all Parties

Docket Number 52513

<u>Schedule Number</u>	<u>Land Value</u>	<u>Improvement Value</u>	<u>Total Actual Value</u>
8000965	\$ 65,010.00	\$ 32,810,663.00	\$ 32,875,673.00
8001625	\$ 24,102.00	\$ 22,480,225.00	\$ 22,504,327.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
	\$.00	\$.00	\$ 0.00
TOTAL:	\$ 89,112.00	\$ 55,290,888.00	\$ 55,380,000.00