

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57856
Petitioner: CCA PROPERTIES OF AMERICA, LLC, v. Respondent: HUERFANO 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.: 44541

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$18,000,000

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

ORDER:

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 16th day of April 2012.

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

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket No. 57856
Schedule No. 44541

STIPULATION

CCA PROPERTIES OF AMERICA, LLC,

Petitioner,

v.

HUERFANO COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding *ad valorem* property taxes of the subject property, and jointly move the Board of Assessment Appeals to enter its Order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as 304 Ray Sandoval Street, Walsenburg, Colorado.
2. The subject property is classified as Commercial.
3. The County Assessor originally assigned the value to the subject property for 2011 and 2012:

Land	\$	<u>16,576</u>
Improvements	\$	<u>30,723,424</u>
Total	\$	<u>30,740,000</u>

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

Land	\$	<u>16,576</u>
Improvements	\$	<u>30,723,424</u>
Total	\$	<u>30,740,000</u>

5. After further review and negotiation, Petitioner and the County Board of Equalization agree to the actual value for the subject property as follows:

a. \$18,000,000 for tax year 2011, as follows:

Land	\$	<u>16,576</u>
Improvements	\$	<u>17,983,424</u>
Total	\$	<u>18,000,000</u>

b. \$15,000,000 for tax year 2012, as follows:

Land	\$	<u>16,576</u>
Improvements	\$	<u>14,983,424</u>
Total	\$	<u>15,000,000</u>

Respectfully submitted this _____ day of April, 2012.

PETITIONER:

CCA PROPERTIES OF AMERICA

By: _____

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Attorney for Petitioner

RESPONDENT:

**HUERFANO COUNTY
BOARD OF EQUALIZATION**

By: _____

Garrett Sheldon, #3275
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**BOARD OF COUNTY COMMISSIONERS,
HUERFANO COUNTY, COLORADO**

By: _____

Art Bobian

By: _____

Roger Cain

By: _____

Scott King