

Frank Beltran  
 PUEBLO COUNTY ASSESSOR  
 215 W 10th St.  
 Pueblo, CO 81003

**THIS IS NOT A TAX BILL  
 PLEASE DO NOT REMIT PAYMENT  
 AT THIS TIME.**

# Real Property

## 2019 NOTICE OF VALUATION

The assessment rate for residential property is projected to be 7.15 percent, 39-1-104.2(3), C.R.S., A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S. Generally, all other property including vacant land and personal property is 29 percent of the current year actual 39-1-104(1),C.R.S.

1000000097

OXFORD FARMERS DITCH CO  
 112 E CRANSTON AVE STE E  
 FOWLER CO 81039-1157 U S A

| TAX YEAR   | TAX AREA CODE | SCHEDULE NUMBER  |                    | DATE                     |
|--|---------------|------------------|--------------------|--------------------------|
| 2019   | 04D           | 1000000097       |                    | 04/30/2019               |
| LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)  |               |                  |                    |                          |
| LOT 1 LESS RR IN E2 NE4 LOT 2 S OF RIVER IN NE4 32-21-60 CO NTG 121.47A FORMERLY #10320-00-006 |               |                  |                    |                          |
|  |               | ACTUAL VALUATION |                    |                          |
| TYPE OF PROPERTY   |               | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE<br>(-) DECREASE |
| Non. Res. Land   |               | 4035             | 4230               | +195                     |
| Total  |               | 4035             | 4230               | +195                     |
| VALUE DETAIL INFORMATION   |               |                  |                    |                          |
| Land   |               | Area             |                    |                          |
| Description  |               |                  |                    |                          |
| GRZ 25 A/AU VI-B   |               | 43 Acres         |                    |                          |
| GRZ 35 A/AU VI-C   |               | 35.47 Acres      |                    |                          |
| GRZ 55 A/AU VII-A  |               | 43 Acres         |                    |                          |

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2018, 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018 may be utilized, 39-1-104(10.2)(d), C.R.S.