

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

1105300040

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.

FOSEL STEVEN L  
 708 SODA CREEK DR  
 EVERGREEN CO 80439-9712 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70CT	1105300040		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
THAT PART WHICH LIES S OF N R/W LINE ARK VALLEY IRRIG CO S 1/2 SW 1/4 5-21-61 11.53A LESS POR BY WD#1537608 TO WRIGHT FORMERLY #11-053-00-023				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		152	160	+8
Total		152	160	+8
VALUE DETAIL INFORMATION				
Land Description		Area		
GRZ 55 A/AU VII-A		9.2 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.