

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.

1106006001

BEVSEK BRIAN G  
 310 FIRST ST  
 BOONE CO 81025-9739 U S A

LOCATION: 310 FIRST ST

| TAX YEAR | TAX AREA CODE | SCHEDULE NUMBER | DATE       |
|----------|---------------|-----------------|------------|
| 2019     | 70G           | 1106006001      | 04/30/2019 |

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

ALL BLK 6 LESS PART SOLD HWY NO 379487 HUGHES SUB OF NORTH BOONE

| TYPE OF PROPERTY       | ACTUAL VALUATION |                    |                          |
|------------------------|------------------|--------------------|--------------------------|
|                        | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE<br>(-) DECREASE |
| Residential Land       | 3000             | 3000               | +0                       |
| Residential Structures | 156893           | 188106             | +31213                   |
| <b>Total</b>           | <b>159893</b>    | <b>191106</b>      | <b>+31213</b>            |

### VALUE DETAIL INFORMATION

|                      |      |              |            |          |        |
|----------------------|------|--------------|------------|----------|--------|
| Land                 |      |              |            |          |        |
| Description          |      | Area         |            |          |        |
| SING FAM RES LAND    |      | 1.69 Acres   |            |          |        |
| Residential Building |      | Area         | Unfinished | Finished |        |
| Style                | Type | Above Ground | Basement   | Basement | Garage |
| RAN                  | F    | 1560         | 0          | 0        | 1392   |

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.