

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

1106010005

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.

WAGNER DUGAN SANDRA LYNN
 WAGNER RIEDEL PATRICIA EILLEN
 3415 MONTCLAIRE DR NE
 ALBUQUERQUE NM 87110-1703 U S A

LOCATION: 410 MAIN ST

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70G	1106010005	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
N 100 FT OF LOTS 1 + 2 BLK 2 NORTH BOONE AMEND			
		ACTUAL VALUATION	
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	1000	1000	+0
Non. Res. Structures	23942	20747	-3195
Total	24942	21747	-3195
VALUE DETAIL INFORMATION			
Land			
Description	Area		
COMM LAND-GENERAL	9500 Sq. Feet		
Commercial Building		Year	
Description	Area	Built	Stories
CONVENIENCE STORE	2400	1994	1
			Grade
			1

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.