

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.

1109000010

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

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70CT	1109000010	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
BEG PT ON SWLY R/W LINE OF MO PAC, AT+SF RR FR WH PT E 1/4 COR SEC 9 BEARS S 88 DEG 30 MIN 13 SEC E 1525.67 FT (1) TH N 48 DEG 45 MIN 40 SEC W + ALG SD R/W LINE 708.02 FT TO SWLY R/W LINE OF STATE HWY NO 96 (2) TH N 68 DEG 43 MIN 00 SEC W + ALG SD SWLY R/W LINE OF STATE HWY NO 96, 268.54 FT (3) TH ALG SD SWLY R/W LINE OF STATE HWY NO 96 + ALG A CURVE T O RT HAVING A RAD OF 2915 FT, A CEN ANG OF 14 DEG 36 MIN 00 SEC AN ARC DIST OF 742.79 FT (4) TH N 54 DEG 07 MIN 00 SEC W + ALG SD SWLY R/W LINE OF STATE HWY NO 96, 294.22 FT (5)			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
		INCREASE (-) DECREASE	
Non. Res. Land		44976	39632
Total		44976	-5344
VALUE DETAIL INFORMATION			
Land Description		Area	
ARK RIV-NO IV-C		80.45 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.