

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

1109000019

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               | 1109000019         |                          | 04/30/2019 |
| LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)   |                    |                    |                          |            |
| A PAR OF LAND LOC WITHIN A POR OF THE SW4 OF SEC 4 + WITHIN A POR OF NW4 OF 9-21-61 BEING MORE PART DESC AS FOLL: ALL OF SD SW4 OF SEC 4 + ALL OF SD NW4 OF SEC 9 LYING SWLY OF THE SWLY R/W LN OF COLO STATE HWY NO 96 FORMERLY #11-090-00-011 |                    |                    |                          |            |
|   |                    | ACTUAL VALUATION   |                          |            |
| TYPE OF PROPERTY  | PRIOR YEAR VALUE   | CURRENT YEAR VALUE | INCREASE<br>(-) DECREASE |            |
| Non. Res. Land  | 49477              | 43598              | -5879                    |            |
| Total   | 49477              | 43598              | -5879                    |            |
| VALUE DETAIL INFORMATION  |                    |                    |                          |            |
| Land<br>Description<br>ARK RIV-NO IV-C  | Area<br>88.5 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.