

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

1109000020

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	1109000020		04/30/2019						
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)										
S OF CANAL IN NE4 + NE4 SE4 LESS HWY; S2 NW4 LESS HWY; NW4 NW4 LESS HWY; LOT 2 OR W2 SW4; SE4 SE4 LESS HWY; LOT 1 + SW 4 SE4; NW4 SE4 LESS HWY; + LESS POR RETAINED BY OSBORNE 9-2 1-61 LESS POR BY D#1687230 FORMERLY #11-090-00-011										
TYPE OF PROPERTY		ACTUAL VALUATION								
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE						
Non. Res. Land		6289	6582	+293						
Total		6289	6582	+293						
VALUE DETAIL INFORMATION										
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Land Description</th> <th style="width: 30%;">Area</th> </tr> </thead> <tbody> <tr> <td>GRZ 20 A/AU VI-B</td> <td style="text-align: right;">82.16 Acres</td> </tr> <tr> <td>GRZ 55 A/AU VII-A</td> <td style="text-align: right;">52.83 Acres</td> </tr> </tbody> </table>					Land Description	Area	GRZ 20 A/AU VI-B	82.16 Acres	GRZ 55 A/AU VII-A	52.83 Acres
Land Description	Area									
GRZ 20 A/AU VI-B	82.16 Acres									
GRZ 55 A/AU VII-A	52.83 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.