

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.

1200000136

DIONISIO ALBERT W  
 DIONISIO JENNIFER L  
 1152 41ST LN  
 PUEBLO CO 81006-9315 U S A

LOCATION: 2325 53RD LN

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70CR	1200000136	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

ALL S OF BESS DITCH LESS POR SOLD #741833 23-21-62 CONTG 34  
 A FORMERLY #12000-00-082

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	3428	3586	+158
Residential Structures	84202	122776	+38574
<b>Total</b>	<b>87630</b>	<b>126362</b>	<b>+38732</b>

### VALUE DETAIL INFORMATION

Land Description			Area			
Style	Type	Grade	Above Ground	Unfinished Basement	Finished Basement	Garage
GRZ 25 A/AU VI-B			68 Acres			
MFD	F	9	2128	0	0	0

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.