

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

1200000155

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.

RUSLER THOMAS S + MARI LYNN  
 48911 OLSON RD  
 AVONDALE CO 81022-9731 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	70US	1200000155		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
W2 NW4 21-21-62 0.60A A TR OF LAND IN W2 OF NW4 OF 21-21-62 DESC AS FOLLOWS: BEG AT THE SE COR OF SD W2 NW4 TH N 86 DE G W ALG SD S LINE OF SD NW4 DIST OF 353.8 FT TO A PT ON THE SW SIDE OF THE BESSEMER DITCH TH N 47 DEG 55 MIN E 525 FT TO THE E LINE OF SE E2 OF NW4 TH S 05 DEG 30 MIN W ALG SD E LINE 387.4 FT TO THE PT OF BEG EXC POR SOLD TO SEAL #75439 6 FORMERLY #12000-00-069								
TYPE OF PROPERTY		ACTUAL VALUATION						
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE				
Non. Res. Land		10	10	+0				
Total		10	10	+0				
VALUE DETAIL INFORMATION								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Land Description</td> <td style="width: 30%;">Area</td> </tr> <tr> <td>GRZ 55 A/AU VII-A</td> <td style="text-align: center;">.6 Acres</td> </tr> </table>					Land Description	Area	GRZ 55 A/AU VII-A	.6 Acres
Land Description	Area							
GRZ 55 A/AU VII-A	.6 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.