

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

1302000048

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.

ALLEN FAMILY LP  
 962 39 1/2 LN  
 PUEBLO CO 81006-9309 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70US	1302000048	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
A TR OF LAND LOT 10 PART OF NW4 SEC 2-21-63 6TH P.M. SD TR DESC AS: BEG AT W4 COR TH E 600.60 FT TH N 50.00 FT TH E 5 0.00 FT TH N TO BDRY LINE OF FORT REYNOLDS MILITARY RESERVA TION TH IN A SWLY DIR ALG SD RESERVATION LINE TO W BDRY LIN E SD SEC 2 TH S 59.40 FT TO PT OF BEG. CONTG 4A M/L. LOT 2 NW4 ALSO ALL THAT PART OF LOT 1 OF NW4 SEC 2-21-63 AS FOLLS : COMM AT SW COR SD LOT 1 RUNNING TH E ON BDRY LINE BETW S D LOT 1 + 2 SD SEC 2, 1600.00 FT TO A PT AT WHERE SD LINE I NTERSECTS N BDRY LINE OF FORT REYNOLDS MILITARY RESERVATION			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
			INCREASE (-) DECREASE
Non. Res. Land		17	18
Total		17	18
			+1
			+1
VALUE DETAIL INFORMATION			
Land			
Description	Area		
GRZ 60 A/AU VII-B	1.21 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.