

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

1305098002

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.

EDWARDS CLARON
 33545 E US HIGHWAY 50
 PUEBLO CO 81006-9566 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70UB	1305098002	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
OIL + MIN RTS ONLY BEG W LINE SEC 5 FR WH PT SW COR BEARS S 01 DEG 22 MIN 30 SEC W 1389.3 FT TH ALG W LINE S 01 DEG 22 MIN 30 SEC 33.9 FT TO PT ON NLY R/W LINE HWY 50 TH ALG SD NLY R/W LINE ALG ARC OF CURVE LEFT RAD 2118.8 FT DIST 385.9 FT TH CONT ALG SD NLY R/W LINE S 89 DEG 10 MIN 30 SEC E 24 8.1 FT TH ALG E PROP LINE N 00 DEG 49 MIN 30 SEC E 42 FT TH N 89 DEG 10 MIN 30 SEC W 248.1 FT TH N 85 DEG 56 MIN 30 SE C W 319.4 FT TH N 81 DEG 16 MIN 30 SEC W 65.2 FT M/L TO PT BEG IN SW 1/4 5-21-63 0.6A			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
		INCREASE (-) DECREASE	
Non. Res. Land		4	4
Total		4	4
		+0	+0
VALUE DETAIL INFORMATION			
Land			
Description	Area		
SEV'D MINERAL INTERESTS	.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.