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.

1408207003

HALL GALEN D + SHAREN L
2140 CHANTALA AVE
PUEBLO CO 81006-1713 U S A

LOCATION: 1630 ROSELAWN RD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60LA	1408207003		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

PARCEL C GIBSON SUBDIVISION VARIANCE #365 FORMERLY #14082-03-004

TYPE OF PROPERTY	ACTUAL VALUATION PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	3000	3000	+0
Residential Structures	52568	68687	+16119
Total	55568	71687	+16119

VALUE DETAIL INFORMATION

Land Description	Area
SING FAM RES LAND	.18 Acres

Residential Building Style	Type	Grade	Area Above Ground	Unfinished Basement	Finished Basement	Garage
RAN	F	1	1010	270	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.