

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

1511312021

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.

IMAGINATION STATION LLC  
 1443 27 1/2 LN  
 PUEBLO CO 81006-9721 U S A

LOCATION: 2102 S PRAIRIE AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60B	1511312021	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
S 112 FT OF THE N 115 FT OF THE W 140 FT LOT 4 ORMANDALE				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		19992	19992	+0
Non. Res. Structures		157075	165032	+7957
Total		177067	185024	+7957
VALUE DETAIL INFORMATION				
Land				
Description	Area			
COMM LAND-GENERAL	14280 Sq. Feet			
Commercial Building				
Year				
Description	Area	Built	Stories	Grade
DAYCARE CENTER	2760	1974	1	2
DAYCARE CENTER	882	1974	1	2

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.