

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.

1511410001

J NAKAMURA LLC  
 2001 LAKE AVE  
 PUEBLO CO 81004-3538 U S A

LOCATION: 2001 LAKE AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BM	1511410001	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

11-21-65 (.459A) TRACT IN TRACT A CONT .459A DESC AS FOLLOW  
 S: BEG AT PT ON E LINE OF TR A 60 FT S FROM NE COR THEREOF  
 TH W 200 FT TH S 45 DEG 00 MIN E 282.8 FT TO PT IN E LINE  
 OF SD TR A TH N ALG E LINE TR A 200 FT TO BEG LAKE MINN RES  
 V 2ND

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	42040	42040	+0
Non. Res. Structures	395153	365731	-29422
Total	437193	407771	-29422

### VALUE DETAIL INFORMATION

Land				
Description	Area			
COMM LAND/SPEC PURPOSE	19994 Sq. Feet			
Commercial Building	Year			
Description	Area	Built	Stories	Grade
MEDICAL OFFICE BUILDING	6160	1981	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.