

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

1512309001

SISTERS OF CHARITY HEALTH SVCS
C/O CATHOLIC HEALTH INITIATIVE
MOUNTAIN REGION
2222 N NEVADA AVE
COLORADO SPRINGS CO 80907-6819 U S A

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.

LOCATION: 1902 E ORMAN AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60B	1512309001	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOTS 1 + 2 BLK 17 LAKE MINNEQUA ADD				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		13125	13125	+0
Non. Res. Structures		42018	44358	+2340
Total		55143	57483	+2340
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND/SPEC PURPOSE		6250 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
MEDICAL OFFICE BUILDING		956	1948	1
				Grade
				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.