

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

1513251011

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.

NAGLE EUGENE
1513 SANDPIPER PL
PUEBLO CO 81006-9751 U S A

LOCATION: 2506 LAKE AVE - 2508

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BM	1513251011	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOTS 3 - 8 BLK 24 EAST LAKE FORMERLY 15-132-51-002 + 009			
ACTUAL VALUATION			
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	37500	37500	+0
Non. Res. Structures	100224	106560	+6336
Total	137724	144060	+6336
VALUE DETAIL INFORMATION			
Land			
Description	Area		
COMM LAND/RECREATION	18750 Sq. Feet		
Commercial Building	Year		
Description	Area	Built	Stories
CLUBHOUSE	4032	1945	1
			Grade
			1

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.