

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.

1521263004

KASIC COLEEN
 4802 RAVEN RUN
 BROOMFIELD CO 80023-4638 U S A

LOCATION: 3517 MARICOPA DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BB	1521263004	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 4 BLK 53 EL CAMINO SUB 17TH FILING FORMERLY #15-212-00-028			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
			INCREASE (-) DECREASE
Residential Land		51400	51400
Residential Structures		423600	466116
Total		475000	+42516

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.

VALUE DETAIL INFORMATION

Land					
Description		Area			
SING FAM RES LAND		12993 Sq. Feet			
Residential Building		Area		Unfinished	
Style	Type	Grade	Above Ground	Basement	Finished
RAN	F	3	2596	2584	2149
			Garage		
			859		