

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

1521263008

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.

SPINUZZI ANTHONY W
 5424 COSTA MESA DR
 PUEBLO CO 81005-3930 U S A

LOCATION: 5424 COSTA MESA DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	60BB	1521263008	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 8 BLK 53 EL CAMINO SUB 17TH FILING FORMERLY #15-212-00-028					
TYPE OF PROPERTY		ACTUAL VALUATION		INCREASE (-) DECREASE	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE		
Residential Land		51900	51900	+0	
Residential Structures		313171	340444	+27273	
Total		365071	392344	+27273	
VALUE DETAIL INFORMATION					
Land		Area			
Description		10617 Sq. Feet			
SING FAM RES LAND					
Residential Building		Area		Unfinished	
Style Type Grade		Above Ground		Basement	
2ST F 3		2552		1714	
				Finished	
				Basement	
				Garage	
				0	
				712	

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.