

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.

1521263012

MARSH SHAUN P + JULIE  
 5402 COSTA MESA DR  
 PUEBLO CO 81005-3930 U S A

LOCATION: 5402 COSTA MESA DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60BB	1521263012		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOTS 1 + 2 BLK 1 EL CAMINO SUBDIVISION 17TH FILING 1ST AMD AKA PAR A REARRANGEMENT OF PROPERTY BOUNDARIES BY PLAT#1938 493 FORMERLY #15-212-63-010 + 11				
		ACTUAL VALUATION		
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land		95350	95350	+0
Residential Structures		479903	686785	+206882
<b>Total</b>		<b>575253</b>	<b>782135</b>	<b>+206882</b>
VALUE DETAIL INFORMATION				
Land				
Description		Area		
SING FAM RES LAND		11576 Sq. Feet		
Residential Building		Area	Unfinished	Finished
Style	Type	Above Ground	Basement	Basement
RAN	F	4	2455	2455
				Garage
				2040

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.