

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

2500098058

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.

COWAN PATRICIA
 C/O PATRICIA TOEWS
 3528 CREST ST
 KLAMATH FALLS OR 97603-7348 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	70AS	2500098058		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
1/4 INT IN OIL, GAS + MIN RTS ALL THAT PART OF SE4 SE4 SEC 31 LYING S + E OF US HWY 85-87 31-22-65 4A								
		ACTUAL VALUATION						
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE					
Non. Res. Land	7	7	+0					
Total	7	7	+0					
VALUE DETAIL INFORMATION								
<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Land Description</td> <td style="width: 30%;">Area</td> </tr> <tr> <td>SEV'D MINERAL INTERESTS</td> <td>4 Acres</td> </tr> </table>					Land Description	Area	SEV'D MINERAL INTERESTS	4 Acres
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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.