

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

332000029

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.

VALCO INC
 9121 SUNSHINE MEADOW PL
 PARKER CO 80134-2794 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70US	332000029		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
32-20-63 1.20A POR LYING S OF THE FOLL DESC LINE: BEG AT A PT FR WH THE N4 COR OF SD SEC 32 BEARS N 39 DEG 28 MIN 18 SEC W, A DIST OF 3165.11 FT; TH N 85 FT 57 MIN 38 SEC E, ALG A LINE OF AGREEMENT, A DIST OF 155.84 FT TO THE TERMINUS OF THE LINE OF AGREEMENT, FR SD PT; THE N4 COR OF SD SEC 32 , BEARS N 41 DEG 42 MIN 19 SEC W, A DIST OF 3257.93 FT FORM ERLY #03320-00-003				
		ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Non. Res. Land	410	410	+0	
Total	410	410	+0	
VALUE DETAIL INFORMATION				
Land				
Description		Area		
VACANT LOT - INDUSTRIAL		1.2 Acres		

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.