

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

3802000031

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.

SCOTT VICKI LYNNE
5552 NORTH CREEK RD
BEULAH CO 81023-9737 U S A

LOCATION: 8505 STATE HWY 78

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70W	3802000031	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
IN S2 S2 2-23-68 CONTG 1.3A M/L BEG AT PT ON N+S C/L SEC 2 AT ITS INTERSECTION WITH N R/W LINE COLO HWY 76 TH S 60 DEG 30 MIN W ALONG SD HWY 13.9 FT TH N // TO N+S C/L SEC 2, 260 FT M/L TO CEN SQUIRREL CREEK TH ELY ALONG CEN OF SD CR EEK 148 FT M/L TO W R/W LINE COLO HWY 273 TH S 22 DEG 31 MI N E 168 FT M/L ALONG SD HWY TO ITS INTERSECTION WITH N R/W COLO HY 76 TH S 60 DEG 30 MIN W ALONG SD LINE 218 FT M/L TO PT BEG.			
TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	16000	10240	-5760
Non. Res. Land	0	5760	+5760
Residential Structures	147081	109833	-37248
Non. Res. Structures	0	39540	+39540
Total	163081	165373	+2292
VALUE DETAIL INFORMATION			
Land			
Description	Area		
COMM/RES LAND 1222-1223	36242 Sq. Feet		
COMM LAND-GENERAL	20386 Sq. Feet		
Commercial Building	Year		
Description	Area	Built	Stories Grade
OFFICE BUILDING	1756	1930	1 2
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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.