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.

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.

Real Property

2019 NOTICE OF VALUATION

3804415011

SCHRUBBE JOANNE M
9017 PINE AVE
BEULAH CO 81023-9789 U S A

LOCATION: 9017 PINE AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70Z	3804415011		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

PARCEL A: LOTS 1 THRU 7 BLK E MARTINS ADD TO BEULAH ALG W
ITH ALL OF THAT PORTION OF THE ELY 15.00 FT OF VACATED CAPI
TOLA ST LYING S OF THE CREEK, LYING ADJACENT TO SAID LOTS 1
THRU 7 BLK E MARTINS ADD TO BEULAH SPRINGS PARCEL B: ALL
PORTIONS OF LOTS 13 THRU 15 WHICH LIE S OF SPRING CREEK + A
LL OF LOT 16 BLK C MARTINS ADD TO BEULAH SPRINGS ALONG WITH
ALL OF THAT PORTION OF THE ELY 15.00 FT OF VACATED CAPITOL
A ST LYING S OF THE CREEK, LYING ADJACENT TO SAID LOTS 13 T
HRU 16 BLK C MARTINS ADD TO BEULAH SPRINGS FORMELRY #38-044

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	14000	14000	+0
Residential Structures	51756	61722	+9966
Total	65756	75722	+9966

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.

VALUE DETAIL INFORMATION

Land

Description	Area
SING FAM RES LAND	.79 Acres

Residential Building

Style	Type	Grade	Area Above Ground	Unfinished Basement	Finished Basement	Garage
RAN	F	1	704	0	0	0