

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

3822002001

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.

COLEMAN SARAH ANN
COLEMAN JAMES L JR
9258 S PINE DR
BEULAH CO 81023-9715 U S A

LOCATION: 9258 S PINE DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70AF	3822002001	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 1 LAUGHLIN SUBDIVISION FORMERLY #38-220-00-041					
TYPE OF PROPERTY		ACTUAL VALUATION			
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		51000	51000	+0	
Residential Structures		94203	98439	+4236	
Total		145203	149439	+4236	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		27.89 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Basement
RAN	F	1	891	0	0
					Garage
					0

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.