

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

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.

400000167

J M LAND + CATTLE LLC  
 C/O MICHAEL A OCCHIATO  
 11 HARROGATE TERR  
 PUEBLO CO 81001-1723 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	60H	400000167		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
(1/3) INT NE4 SE4 21-20-64 LESS 1.70 M/L SOLD TO STATE HWY #537983 FORMERLY #04-000-00-115								
		ACTUAL VALUATION						
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE					
Non. Res. Land	6383	6383	+0					
Total	6383	6383	+0					
VALUE DETAIL INFORMATION								
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Land Description</td> <td style="width: 40%;">Area</td> </tr> <tr> <td>RES UNPLTD 35 TO 99.99 ACRES</td> <td>38.3 Acres</td> </tr> </table>					Land Description	Area	RES UNPLTD 35 TO 99.99 ACRES	38.3 Acres
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RES UNPLTD 35 TO 99.99 ACRES	38.3 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.