

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

415000014

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.

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	70AB	415000014		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
1/3 INT 15-20-64 N2 NW4 NW4 EXC THE SLY 75.5 FT OF THE SD N 2 NW4 NW4 CONTG 16.72A FORMERLY 04-150-00-002								
		ACTUAL VALUATION						
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE				
Non. Res. Land		613	613	+0				
Total		613	613	+0				
VALUE DETAIL INFORMATION								
<table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Land Description</td> <td style="width: 30%;">Area</td> </tr> <tr> <td>RES UNPLTD 10 TO 34.99 ACRES</td> <td>16.72 Acres</td> </tr> </table>					Land Description	Area	RES UNPLTD 10 TO 34.99 ACRES	16.72 Acres
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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.