

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.

415000030

JENRO PROPERTIES LLC
 230 MELROSE AVE
 PUEBLO CO 81004-1053 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	70AB	415000030		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
(2/3) INT NW4 SW4, S2 S2 NW4 NW4, SW4 NW4 CONTG 90A LESS PO R BY WD#1832957 TO BLACK HILLS FORMERLY #04-150-00-012								
		ACTUAL VALUATION						
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE					
Non. Res. Land	6600	6600	+0					
Total	6600	6600	+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 35 TO 99.99 ACRES</td> <td>85.07 Acres</td> </tr> </table>					Land Description	Area	RES UNPLTD 35 TO 99.99 ACRES	85.07 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.