

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

416012001

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.

THUNDER VILLAGE I LLC  
 2200 BONFORTE BLVD  
 PUEBLO CO 81001-4990 U S A

LOCATION: 2270 RAWLINGS BLVD - 2290

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70VA	416012001	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 1 BLK 11 VILLA BELLA SUBDIVISION FILING NO 1 FORMERLY #04-160-00-002 + 010 + 012 + 04-160-01-001			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
		INCREASE (-) DECREASE	
Non. Res. Land		89569	89569
Non. Res. Structures		595449	1005141
<b>Total</b>		<b>685018</b>	<b>1094710</b>
			<b>+0</b>
			<b>+409692</b>
			<b>+409692</b>
VALUE DETAIL INFORMATION			
Land			
Description	Area		
COMM LAND/SPEC PURPOSE	44784 Sq. Feet		
Commercial Building	Year		
Description	Area	Built	Stories
RESTAURANT	9024	2017	1
			Grade
			2

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.