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.

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.

Real Property

2019 NOTICE OF VALUATION

419300006

SARCONI GAVIN T
FAMILY TRUST
FBO ASHTON JUDITH A
PO BOX 1159
LONGMONT CO 80502-1159 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	419300006		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

BEG PT WHERE S LINE SEC 19 INTERSECTS ELY R/W LINE D+RGW RR TH NLY ALONG ELY R/W 279 FT M/L TO PT TH NWLY ALONG SD R/W LINE ON 03 DEG 50 MIN CURVE TO LEFT 510.5 FT TO PT ON ELY ALLEY LINE BLK 58 BARNDOLLAR + LOWTHER TH N ALONG ELY LINE SD ALLEY 109.45 FT TO SW COR EVANSTON PARK ACCORDING TO REC ORDED PLAT TH ELY AT ANG 92 DEG 07 MIN TO RT ALG SLY BDRY S D EVANSTON PK 400 FT TH SWLY AT ANG 97 DEG 29 MIN TO RT 882 FT M/L TO S LINE SD SEC 19 TH W ALG SD S LINE 168 FT M/L T O PT BEG LESS HWY IN SW 1/4 SW 1/4 19-20-64 4.772A

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	20787	20787	+0
Total	20787	20787	+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.

VALUE DETAIL INFORMATION

Land

Description	Area
VACANT LOT - INDUSTRIAL	207868 Sq. Feet