

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

419306010

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

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.

LOCATION: 2200 N FREEWAY

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	419306010	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOTS 1 TO 16 INC BLK 57 BARNDOLLAR + LOWTHER FRAC LOTS 20 TO 32 BLK 34 BARNDOLLAR + LOWTHER LOTS 22 TO 32 INC BLK 33 BARNDOLLAR + LOWTHER ALL FRAC BLK 58 W OF RR BARNDOLLAR + LOWTHER ALL BLK 56 E OF A LINE DESC AS BEG 5.7 FT N OF SE COR LOT 7 BLK 56 TH N 45 DEG W 293.5 FT BARNDOLLAR + LOWTHER 1/2 OF VAC STS ADJ FOLLOWING E OF LOTS 22 TO 28 INC BLK 33 W + S OF FRAC BLK 58 N + E OF LOTS 20 TO 32 INC BLK 34 N S + W OF BLK 57 N OF GRAHAM PLOW CO INC POR LOT 1 BLK 56 + POR VAC ALBANY E OF HWY AT 22ND ST			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE INCREASE (-) DECREASE
Non. Res. Land		66200	66200 +0
Non. Res. Structures		970424	1028592 +58168
Total		1036624	1094792 +58168
VALUE DETAIL INFORMATION			
Land			
Description		Area	
IND LAND MANU/PROCESSING		185930 Sq. Feet	
Commercial Building		Year	
Description		Area	Built Stories Grade
DISTRIBUTION WAREHOUSE		67285	1964 1 1.5

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.