

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

419309002

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.

LYNCH HOLDCO LLC
10177 S 168TH AVE STE 104
OMAHA NE 68136-4244 U S A

LOCATION: 2400 N FREEWAY

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	419309002	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
ALL THAT PART OF BLK 19 GARFIELD PLC AMEND & ALL THAT PART OF BLK 80 BARNDOLLAR & LOWTHER'S ADD LYING W OF R/W OF D & R G RR CO TOGETHER WITH THAT POR OF VAC ALLEY ADJ SD PROPERTY LESS TR SOLD TO WESTERN OXYGEN			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
Non. Res. Land		9210	9210
Total		9210	9210
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - INDUSTRIAL		13200 Sq. Feet	

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.