

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

419309003

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: 107 E 24TH ST

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	419309003	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
THAT PART VAC SANTA FE AVE ADJ ON W LOTS 13 TO 16 INC BLK 1 9 GARFIELD PL + ADJ ON W FRAC BLK 80 BARNDOLLAR + LOWTHERS ADD (LIES BETW SD LOTS + HWY R/W) ALSO W 110.112 FT OF W 1/2 OF BLK 80 BARNDOLLAR + LOWTHERS ADD W 110.12 FT OF LOTS 9 TO 16 INC; S 24.27 FT OF W 110.12 FT OF LOT 8 + ALSO ALL T HAT POR LOT 8 LYING N OF W 24.47 FT THEREOF + W OF W R/W D+RG + ALL LOTS 1 TO 7 INC LYING W OF W R/W D+RG ALL IN BLK 1 9 GARFIELD PL FORMERLY #04193-01-003			
TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	27800	27800	+0
Non. Res. Structures	102933	109266	+6333
Total	130733	137066	+6333
VALUE DETAIL INFORMATION			
Land			
Description	Area		
IND LAND MANU/PROCESSING	39850 Sq. Feet		
Commercial Building	Year		
Description	Area	Built	Stories
OFFICE BUILDING	4490	1947	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.