

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

427000028

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.

PEDCO FOUNDATION INC  
 301 N MAIN ST  
 PUEBLO CO 81003-3247 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	60H	427000028		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
COM S 1/4 COR SEC 27 TH W ALONG S LINE SE 1/4 SW 1/4 76.58 FT TH N // TO W LINE SD SEC 75.12 FT TO PT ON NLY LINE MO P AC RR R/W BEING PT OF BEG TH WLY ALONG SD NLY RR R/W 414.84 FT TO INTERS WITH S LINE SE 1/4 SW 1/4 SEC TH N // TO W LI NE 1071.64 FT TH ELY // TO NLY RR R/W 414.84 FT TH S // TO W LINE 1071.64 FT TO BEG. IN SE 1/4 SW 1/4 27-20-64 10.21A								
TYPE OF PROPERTY		ACTUAL VALUATION						
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE				
Non. Res. Land		30600	30600	+0				
Total		30600	30600	+0				
VALUE DETAIL INFORMATION								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Land Description</th> <th style="width: 30%;">Area</th> </tr> </thead> <tbody> <tr> <td>VACANT LOT - INDUSTRIAL</td> <td style="text-align: center;">10.21 Acres</td> </tr> </tbody> </table>					Land Description	Area	VACANT LOT - INDUSTRIAL	10.21 Acres
Land Description	Area							
VACANT LOT - INDUSTRIAL	10.21 Acres							

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.