

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

428229004

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.

OAKSHIRE COMMONS 2 LLC
 33 HEATHER CT
 PUEBLO CO 81001-1057 U S A

LOCATION: 2400 OAKSHIRE LN

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	428229004	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

PARCEL B REARRANGEMENT OF PROPERTY BOUNDARIES LL-16-08 FOR MERLY #04-282-29-001 + 002

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (+) DECREASE (-)
Residential Land	89643	89643	+0
Residential Structures	2757942	6248677	+3490735
Total	2847585	6338320	+3490735

VALUE DETAIL INFORMATION

Land				
Description	Area			
COMMERCIAL RETIREMENT HOMES	149411	Sq. Feet		
Commercial Building		Year		
Description	Area	Built	Stories	Grade
HOMES FOR THE ELDERLY	71936	1999	1	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.