

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

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.

428308003

LITTLEFIELDS WHITE DRAGON
 SHADOW CLAWS LP
 1121 BEAUMONT AVE
 PUEBLO CO 81001-3313 U S A

LOCATION: 1121 BEAUMONT AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	428308003	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOTS 11 TO 16 INC LESS N 10 FT BLK 26 EASTWOOD RESUB			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
		INCREASE (-) DECREASE	
Non. Res. Land		10500	10500
Non. Res. Structures		47374	49767
Total		57874	60267
			+2393
			+2393

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.

VALUE DETAIL INFORMATION

Land				
Description	Area			
COMM LAND/RECREATION	20700 Sq. Feet			
Commercial Building				
Year				
Description	Area	Built	Stories	Grade
GYMNASIUM	2654	1970	1	1