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.

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.

Real Property

2019 NOTICE OF VALUATION

432225027

TUNSTALL JANET
2025 ACERO AVE APT 2
PUEBLO CO 81004-5612 U S A

LOCATION: 110 S LA CROSSE AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	432225027		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

LOTS 49 - 54 BLK 191 FLETCHER HILL SUB FORMERLY 04-322-25-0 12

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	10706	10706	+0
Non. Res. Structures	133229	141704	+8475
Total	143935	152410	+8475

VALUE DETAIL INFORMATION

Land

Description	Area
COMM LAND/SPEC PURPOSE	153X120 Feet

Commercial Building

Description	Area	Year Built	Stories	Grade
CHURCH	3420	1957	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.