

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

4500009021

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.

VOLENTINE DAVID LYNN  
 PO BOX 3  
 RYE CO 81069-0003 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE				
2019	70MS	4500009021	04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)							
A PAR OF LAND LOC WITHIN A POR OF E2 SE4 20-24-65 BEING MOR E PART DESC AS FOLLOWS: BEG AT THE E4 COR OF SD SEC 20, FROM WH THE S4 COR OF 28-24-65 BEARS S 18 DEG 38 MIN 15 SEC W (BEARINGS BASED ON THE S LN OF THE SE4 28-24-65 MONUMENTED AT THE S4 COR WITH A 1.0 FT X 1.3 FT 0.3 FT STONE WITH A " 1/4" CHISELED ON E FACE + MONUMENTED AT THE SE COR WITH A 0 .3 FT X 0.4 FT X 1.3 FT STONE WITH A 1 HASH MARK CHISELED ON THE S FACE + 3 HASH MARKS CHISELED ON THE E FACE ASSUMED TO BEAR N 89 DEG 22 MIN 06 SEC E), A DIST OF 8355.84 FT; TH							
TYPE OF PROPERTY		ACTUAL VALUATION					
		PRIOR YEAR VALUE	CURRENT YEAR VALUE				
		INCREASE (-) DECREASE					
Non. Res. Land		109	61				
Total		109	61				
		-48	-48				
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>SOUTHWEST DRYFARM LAND</td> <td style="text-align: center;">1.27 Acres</td> </tr> </tbody> </table>				Land Description	Area	SOUTHWEST DRYFARM LAND	1.27 Acres
Land Description	Area						
SOUTHWEST DRYFARM LAND	1.27 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.