

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.

4724201021

CHAMPAGNE INVESTMENT
 ENTERPRISES LLC
 7512 DR PHILLIPS BLVD STE 50-732
 ORLANDO FL 32819-5420 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	70L	4724201021		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
LOT 1168 UNIT 1 COLORADO CITY AMENDED								
		ACTUAL VALUATION						
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE					
Non. Res. Land	5000	5000	+0					
Total	5000	5000	+0					
VALUE DETAIL INFORMATION								
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Land Description</td> <td style="width: 40%;">Area</td> </tr> <tr> <td>VACANT LOT - RESIDENTIAL</td> <td>7287 Sq. Feet</td> </tr> </table>					Land Description	Area	VACANT LOT - RESIDENTIAL	7287 Sq. Feet
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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.