

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

4727425116

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.

KUSHNER CHRISTOPHER D  
 4281 TALLEY DR  
 COLORADO CITY CO 81019 U S A

LOCATION: 4281 TALLEY DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70L	4727425116	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 304 UNIT 25 COLO CITY					
TYPE OF PROPERTY		ACTUAL VALUATION			
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		4000	4000	+0	
Residential Structures		215076	261697	+46621	
Total		219076	265697	+46621	
VALUE DETAIL INFORMATION					
Land		Area			
Description		29022 Sq. Feet			
SING FAM RES LAND					
Residential Building		Area		Unfinished	
Style	Type	Grade	Above Ground	Basement	Finished
RAN	F	2	1944	1176	1000
			Garage		
			480		

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.