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.

501000066

W L ENTERPRISES LTD
PO BOX 11677
PUEBLO CO 81001-0677 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70VT	501000066		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

A PORTION OF SW4 1-20-65 + LOT 1 IN PUEBLO CROSSING FILING NO 2 FILED FOR RECORD ON DECEMER 8 2006 AT RECEPTION NO 170 5314 IN THE OFFICE OF THE PUEBLO COUNTY CLERK + RECORDER + BEING MORE PARTCULARLY DESCRIBED AS FOLLOWS: CONSIDERING A PORTION OF THE N LINE OF SAID LOT 1 IN PUEBLO CROSSING FIL ING NO 2 TO BEAR N 73 DEG 42 MIN 39 E, MONUMENTED WITH A NU MBER FOUR (#4) REBAR WITH PLASTIC CAP AT BOTH ENDS, AND ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO. BEGINNI NG AT THE SW CORNER OF SAID LOT 1 IN PUEBLO CROSSING, FILIN

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	136250	136250	+0
Total	136250	136250	+0

VALUE DETAIL INFORMATION

Land

Description	Area
RES UNPLTD 35 TO 99.99 ACRES	33.793 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.