

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

507434016

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.

RACINE GORDON
802 W 1ST ST
LA JUNTA CO 81050-1418 U S A

LOCATION: 239 S PURCELL BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70E	507434016	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOT 16 BLK 1 TR 379 PUEBLO WEST				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		33750	33750	+0
Non. Res. Structures		171470	174213	+2743
Total		205220	207963	+2743
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND/SPEC PURPOSE		11250 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
RETAIL STORE		3920	2006	1
				Grade
				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.