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.

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.

Real Property

2019 NOTICE OF VALUATION

509000028

HENRIKSON DUNCAN
310 S UNION AVE
PUEBLO CO 81003-3430 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70E	509000028		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

A PAR OF LAND LOC WITHIN A POR OF S2 SW4 9-20-65 BEING MORE PART DESC AS FOLLOWS: BEG AT THE NE COR OF PUEBLO WEST TR 386, ACCD TO THE REC PLAT THEREOF FILED FOR REC JANUARY 16 , 1973 AT REC NO 441137 IN THE REC OF THE PUEBLO COUNTY CLE RK + RECORDER; TH N 71 DEG 15 MIN 53 SEC W (BEARINGS BASED ON THE COLORADO STATE PLAIN COORDINATE SYSTEM (SOUTH ZONE) AS EST ON SD REC PLAT OF PUEBLO WEST TR 386) ALG SD N LN A DIST OF 965.17 FT TO A PT ON THE W LN OF SD SW4; TH N 00 DE G 14 MIN 33 SEC E ALG SD W LN A DIST OF 48.97 FT TO A PT ON

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	1333	1333	+0
Total	1333	1333	+0

VALUE DETAIL INFORMATION

Land

Description	Area
RES UNPLTD 1 TO 4.99 ACRES	8.89 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.