

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

511000050

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.

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

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	511000050	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
N2 NE4 LESS 9A; E2 NW4 11-20-65 LESS TR SOLD TO AMBEC BY #7 61495 + #762961 LESS POR NOW IN EAGLERIDGE ESTATES BY PLAT #1410522 LESS POR TO SAWYER RIDGE FILING NO 2 BY PLAT#16915 68 LESS POR BY SWD #1753233 TO CITY OF PUEBLO LESS POR IN W D#1755068 TO SAWYER RIDGE FORMERLY #05-110-00-047			
TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	16080	16080	+0
Total	16080	16080	+0
VALUE DETAIL INFORMATION			
Land			
Description	Area		
RES UNPLTD 5 TO 9.99 ACRES	5.36 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.