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

512213001

K B J INVESTMENTS LLC
1700 FORTINO BLVD
PUEBLO CO 81008-1858 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60BU	512213001		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

LOT 1 BLK 6 EAGLERIDGE ESTATES FILING NO 2 FORMERLY #05-11 1-00-001 + 002 + 05-111-01-001 THRU 005 + 05-111-01-016 + 017 + 05-114-00-005 + 006 + 05-114-00-047 + 048 + 05-122-00 -003 + 005 + 05-122-00-008 + 011 + 012

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	40070	40070	+0
Total	40070	40070	+0

VALUE DETAIL INFORMATION

Land Description	Area
VACANT LOT - COMMERCIAL	155187 Sq. Feet

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.