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

521000008

2751 N PUEBLO BLVD LLC
2751 N PUEBLO BLVD
PUEBLO CO 81008-2203 U S A

LOCATION: 2751 N PUEBLO BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60CT	521000008		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

21-20-65 CONTG 4.10A A POR OF SE4 NE4 SEC 21-20-65 DESC AS: COMM AT SE COR SD SE4 NE4 TH N 89 DEG 53 MIN 30 SEC W ALG S LINE SD SE4 NE4, 300 FT TO W R/W LINE COLO STATE HWY #45 (PUEBLO BLVD) TO TRUE PT BEG TH N 02 DEG 15 MIN 30 SEC W A LG SD R/W LINE 300.42 FT TH N 89 DEG 53 MIN 30 SEC W, 587.6 0 FT TH S 00 DEG 06 MIN 30 SEC E, 300.17 FT TO SD S LINE OF SE4 NE4 TH S 89 DEG 53 MIN 30 SEC E, 600 FT TO TRUE PT BEG
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	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	37500	37500	+0
Non. Res. Structures	72375	76210	+3835
Total	109875	113710	+3835

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.

VALUE DETAIL INFORMATION

Land

Description	Area
COMM LAND/SPEC PURPOSE	178683 Sq. Feet

Commercial Building

Description	Area	Year Built	Stories	Grade
STORAGE WAREHOUSE	6050	1979	1	1.5