

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

521000009

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.

H M C D INVESTMENTS LLC
2751 N PUEBLO BLVD
PUEBLO CO 81008-2203 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60CT	521000009	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
21-20-65 CONTG 4.01A A PARCEL OF LAND BEING POR OF SE4 OF N E4 SEC 21-20-65 DESC AS: COMM AT SE COR SD SE4 OF NE4 TH N 89 DEG 53 MIN 30 SEC W ALG S LINE 300 FT TO W R/W LINE COL O STATE HWY #45 (PUEBLO BLVD) TH N 02 DEG 15 MIN 30 SEC W, 300.42 FT TO TRUE PT BEG TH N 89 DEG 53 MIN 30 SEC W, 587.6 0 FT TH N 00 DEG 06 MIN 30 SEC E, 300.17 FT TH S 89 DEG 53 MIN 30 SEC E, 575.46 FT TO W R/W LINE TH S 02 DEG 15 MIN 30 SEC W, 300.42 FT TO TRUE PT BEG.			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE INCREASE (-) DECREASE
Non. Res. Land		20082	20082 +0
Total		20082	20082 +0
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - COMMERCIAL		174937 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.