Frank Beltran
PUEBLO COUNTY ASSESSOR
215 W 10th St.
Pueblo, CO 81003

Real Property

2019 NOTICE OF VALUATION

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.

521000010

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	521000010		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

SE4 NE4 21-20-65 4.38A A PAR OF LAND BEING A POR OF THE SE4 NE4 OF SEC 21-20- 65, BEING MORE PART. DESC AS; COMM AT T HE SE COR OF THE SD SE4 NE4, TH S 89 DEG 51 MIN 31 SEC W AL G THE S LINE OF SD SE4 NE4, A DIST OF 300.00 FT TO THE W R. O.W LINE OF COLO STATE HWY NO 45 (PUEBLO BLVD); TH N 02 DEG 15 MIN 42 SEC W ALG SD HWY R.O.W, A DIST OF 600.84 FT TO T HE TRUE PT OF BEG; TH CONT N 02 DEG 15 MIN 42 SEC W ALG SD HWY R.O.W A DIST OF 334.49 FT; TH S 89 DEG 51 MIN 31 SEC W A DIST OF 564.89 FT; TH S 00 DEG 06 MIN 37 SEC E A DIST OF

	ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	21900	21900	+0
Total	21900	21900	+0

VALUE DETAIL INFORMATION

Land

Description	Area
VACANT LOT - COMMERCIAL	4.38 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.