

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

522432039

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 K M PROPERTIES LLC
4016 RIDGE DR
PUEBLO CO 81008-1720 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60B	522432039	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOTS 21 TO 24 INC IRVING PARK LESS THE S 30 FT OF LOTS 21 T O 24 INC + 1/2 VAC PARK AVE BLK 47 ALSO VAC POR OF ALLEY AD J TO LOTS 21 TO 24 INC #670450 FORMERLY #05-220-320-39			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
Non. Res. Land		3000	3000
Total		3000	3000
			INCREASE (-) DECREASE
			+0
			+0
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - RESIDENTIAL		100X89 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.