**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

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.

524401012

J M LAND + CATTLE LLC
MOSIER MICHAEL T
C/O MICHAEL A OCCHIATO
11 HARROGATE TERR
PUEBLO CO 81001-1723 U S A

| TAX YEAR | TAX AREA CODE | SCHEDULE NUMBER | | DATE |
|---|---|---|---|---|
| 2019 | 60B | 524401012 | | 04/30/2019 |

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

FRAC LOTS 10 TO 16 INC+ FRAC LOTS 33 TO 39 BLK 12 GARFIELD PL + N 24 FT VAC 26TH ST BETW HI-WAY + RR VAC WEST RAILROAD ST ADJ SD LOTS VAC MAIN ST N OF HI-WAY ADJ SD BLK 12 EXT N TO W R/W OF D+RGW LESS POR SOLD TO C-DOT BY WD #1316776 FORMERLY 05-244-01-005

| | ACTUAL VALUATION | | |
|---|---|---|---|
| TYPE OF PROPERTY | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE (-) DECREASE |
| Non. Res. Land | 42921 | 42921 | +0 |
| Total | 42921 | 42921 | +0 |

VALUE DETAIL INFORMATION

| Land Description | Area |
|---|---|
| VACANT LOT - INDUSTRIAL | 84159 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.