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.

524414024

FETTY MICHAEL LEE + WENDY ANN
2500 N FREEWAY
PUEBLO CO 81003-2445 U S A

LOCATION: 2500 N FREEWAY

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	524414024		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

E POR OF LOTS 28 TO 32, 150.3 FT ON N + 108 FT ON S BLK 11 GARFIELD PL. ALSO VAC POR OF SANTA FE AVE ADJ 765124 VAC FO RMERLY 05-244-14-021 + -022

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	14140	14140	+0
Non. Res. Structures	49645	44879	-4766
Total	63785	59019	-4766

VALUE DETAIL INFORMATION

Land

Description	Area
COMM LAND WAREHSE/STORAGE	20225 Sq. Feet

Commercial Building

Description	Area	Year Built	Stories	Grade
LIGHT COMMERCIAL UTILITY	4000	1997	1	2.5

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.