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.

524414025

MAURO WALT JR
2520 N FREEWAY
PUEBLO CO 81003-2445 U S A

LOCATION: 2520 N FREEWAY

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	524414025		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

ALL LOTS 1, 2, 3, 4, 5 + N 11.76 FT OF LOT 6 LYING E OF E R /W HWY ALL LOTS 17, 18, 19, 20, 21 + N 11.76 FT OF LOT 22 A LL OF VAC ALLEY LYING ADJ TO AFORE SD LOTS + PART OF LOTS + VAC W RAILROAD ST LYING ADJ TO LOTS 17, 18, 19, 20, 21 + N 11.76 FT OF LOT 22 BLK 11 GARFIELD PL + S 6 FT OF VAC 26TH ST LYING BET E R/W HWY + W R/W DENVER RIO GRANDE RR + VAC POR OF WEST RAILROAD ST LESS POR TO DEPARTMENT OF TRANSPORT ATION WD #1260029 FORMERLY 05-244-14-019

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	15796	15796	+0
Non. Res. Structures	89657	94828	+5171
Total	105453	110624	+5171

VALUE DETAIL INFORMATION

Land

Description	Area
IND LAND CONT/SERVICE	22761 Sq. Feet

Commercial Building

Description	Area	Year Built	Stories	Grade
OFFICE BUILDING	2886	1958	1	2

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.