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.

524414027

DUFAUD PAUL P + NANNETTE C
2342 E PLATTE AVE
COLORADO SPRINGS CO 80909-6037 U S A

LOCATION: 2516 N FREEWAY

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	524414027		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

S 13.24 FT OF LOT 6 + ALL LOTS 7 + 8 + N 6.54 FT OF LOT 9 A LL LYING E OF E R/W HWY 85-87 S 13.24 FT OF LOT 22 ALL LOTS 23 + 24 + N 6.54 FT OF LOT 25; ALL VAC ALLEY LYING ADJ TO AFORE SD LOTS + PARTS OF LOTS BLK 11 GARFIELD PL ALSO VACAT ED POR W.R. + R. ST ADJ #765124 ALSO THAT PART S 18.46 FT O F LOT 9 LYING E OF E R/W HWY #85-87 S 18.46 FT OF LOT 25 + ALL LOTS 26 + 27 LYING E OF E R/W HWY #85-87 BLK 11 GARFIEL D PL FORMERLY #05-244-14-020 + -023

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	23860	23860	+0
Non. Res. Structures	70298	73319	+3021
Total	94158	97179	+3021

VALUE DETAIL INFORMATION

Land

Description	Area
IND LAND CONT/SERVICE	33163 Sq. Feet

Commercial Building

Description	Area	Year Built	Stories	Grade
SERVICE GARAGE	3313	1957	1	1

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.