**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.

524430001

VALENCIA BRIAN + SHAWN
100 W 23RD ST
PUEBLO CO 81003-2402 U S A

LOCATION: 100 W 23RD ST

| TAX YEAR | TAX AREA CODE | SCHEDULE NUMBER | | DATE |
|---|---|---|---|---|
| 2019 | 60B | 524430001 | | 04/30/2019 |

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

LOTS 29 TO 32, LESS HWY BLK 31 BARNDOLLAR + LOWTHER

| TYPE OF PROPERTY | ACTUAL VALUATION | | |
|---|---|---|---|
| | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE (-) DECREASE |
| Non. Res. Land | 11400 | 11400 | +0 |
| Non. Res. Structures | 54410 | 57238 | +2828 |
| Total | 65810 | 68638 | +2828 |

## VALUE DETAIL INFORMATION

Land

| Description | Area |
|---|---|
| COMM LAND/SPEC PURPOSE | 16300 Sq. Feet |

| Commercial Building Description | Area | Year Built | Stories | Grade |
|---|---|---|---|---|
| BAR/TAVERN | 1820 | 1947 | 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.