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.

526121007

SOUTHERN COLORADO CHOICES REAL ESTATE LLC
1530 W 17TH ST
PUEBLO CO 81003-1558 U S A

LOCATION: 1526 W 17TH ST

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60B	526121007		04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

LOTS 5 TO 7 + W 8 FT OF 8 BLK 21 IRVING PL ADD

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	4980	4980	+0
Residential Structures	84596	100183	+15587
Total	89576	105163	+15587

VALUE DETAIL INFORMATION

Land Description	Area
SING FAM RES LAND	83X120 Feet

Residential Building Style	Type	Grade	Area Above Ground	Unfinished Basement	Finished Basement	Garage
RAN	F	2	1537	0	0	456

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.