**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.

531000008

TRUXELL JOSEPHINE A
TRUXELL RALPH T
5670 W STATE HIGHWAY 96
PUEBLO CO 81005-9702 U S A

LOCATION: 5670 W STATE HWY 96

| TAX YEAR | TAX AREA CODE | SCHEDULE NUMBER | | DATE |
|---|---|---|---|---|
| 2019 | 60MS | 531000008 | | 04/30/2019 |

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

31-20-65 ALL THAT POR LOT 8 LYING S OF CO RD IN 31-20-65 A LSO THAT PART NW4 NE4 6-21-65: BEG PT INTER S LN LOT 8, 31 -20-65 + W LN THAT CERTAIN TR DESC IN DEED FR W R HAMP TO G EORGE BELL IN BK 224 PG 514 TH SWLY ALG W LN TR DESC IN DEE D HEREIN MENTIONED TO P/I OF SD W LN + N LN BESSEMER DITCH R/W TH NWLY ALG SD NORTHERN LN SD DITCH R/W TO S LN SD LOT 8, TH E ALG SD S LN LOT 8 TO BEG CONTG 1A M/L LESS TR SOLD TO HWY DEPT #682012

| TYPE OF PROPERTY | ACTUAL VALUATION | | |
|---|---|---|---|
| | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE (-) DECREASE |
| Residential Land | 6500 | 6500 | +0 |
| Residential Structures | 297809 | 328838 | +31029 |
| Total | 304309 | 335338 | +31029 |

## VALUE DETAIL INFORMATION

Land

| Description | Area |
|---|---|
| SING FAM RES LAND | 9.3 Acres |
| SING FAM RES LAND | 9.3 Acres |

| Residential Building Style | Type | Grade | Area Above Ground | Unfinished Basement | Finished Basement | Garage |
|---|---|---|---|---|---|---|
| RAN | M | 2 | 1777 | 1650 | 0 | 750 |
| RAN | B | 2 | 1524 | 0 | 0 | 442 |

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.