

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

536121005

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.

LEYH ROLAND + SUSAN N
 1504 WATTS PL
 PUEBLO CO 81008-1353 U S A

LOCATION: 710 W 4TH ST

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60BE	536121005	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOTS 2 + 3 BLK 24 STATE ADD LOTS 26, 27, 28 + 29 BLK 3 THAT CHER + GAST SUB FORMERLY #05-361-21-002 + 05-362-05-009				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		66600	66600	+0
Non. Res. Structures		102890	108657	+5767
Total		169490	175257	+5767
VALUE DETAIL INFORMATION				
Land				
Description	Area			
COMM LAND/SPEC PURPOSE	5280 Sq. Feet			
Commercial Building		Year		
Description	Area	Built	Stories	Grade
SHOPPING CENTER (NEIGHBORHOOD)	8640	1952	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.