

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

536300012

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.

RIO GRANDE YARD LLC  
 132 W B ST STE A  
 PUEBLO CO 81003-6412 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	60BG	536300012		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
A PAR OF LAND BEING A POR OF THE SE4 NW4; NE4 SW4 36-20-65 + A POR OF LOT1, ALL OF LOTS 2 THROUGH 10 INC, PORS OF LOTS 11 THROUGH 14 INC, PORS OF LOTS 17 + 18, ALL OF LOTS 19 TH ROUGH 32 INC, IN BLK 18; + LOTS 1 THROUGH 8 INC + LOTS 22 T HROUGH 25 INC, IN BLK 28; + THE VAC STS + ALLEYS ADJ THERET O IN THE TOWN OF SOUTH PUEBLO, COUNTY OF PUEBLO, STATE OF C OLORADO BEG AT THE MOST WLY COR OF RIO GRAND SUBDIVISION FI LLING NO 1 ACCD TO THE REC PLAT THEREOF, FILED FOR REC DECE MBER 21, 1987 IN BK 2379 AT PG 750 IN THE REC OF PUEBLO COU								
TYPE OF PROPERTY		ACTUAL VALUATION						
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE				
Non. Res. Land		80498	80498	+0				
Total		80498	80498	+0				
VALUE DETAIL INFORMATION								
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">Land Description</th> <th style="width: 30%;">Area</th> </tr> </thead> <tbody> <tr> <td>VACANT LOT - INDUSTRIAL</td> <td style="text-align: center;">4.62 Acres</td> </tr> </tbody> </table>					Land Description	Area	VACANT LOT - INDUSTRIAL	4.62 Acres
Land Description	Area							
VACANT LOT - INDUSTRIAL	4.62 Acres							

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.