

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

536336017

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.

PASS DAVID JAMES
 417 W CORONA AVE
 PUEBLO CO 81004-1249 U S A

LOCATION: 613 S UNION AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60BF	536336017		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOTS 6 + 7 BLK P SHULL + GRAHAM SUB OF SOUTH PUEBLO				
		ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land	11500	11500	+0	
Residential Structures	178631	232239	+53608	
Total	190131	243739	+53608	
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM MULTI-FAM LAND 4&8 UNITS		5750 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
MULTIPLE RESIDENCE		4648	1900	2
				Grade
				2

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.