

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.

536409006

K + K IV LLC  
 125 W B ST  
 PUEBLO CO 81003-3400 U S A

LOCATION: 304 S VICTORIA AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	60BG	536409006		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOTS 11 TO 16 BLK 48 SOUTH PUEBLO				
		ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Non. Res. Land	157500	157500	+0	
Non. Res. Structures	344828	344828	+0	
<b>Total</b>	<b>502328</b>	<b>502328</b>	<b>+0</b>	
VALUE DETAIL INFORMATION				
Land				
Description	Area			
COMM LAND/SPEC PURPOSE	21000 Sq. Feet			
Commercial Building	Year			
Description	Area	Built	Stories	Grade
OFFICE BUILDING	12240	1930	1	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.