

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.

536409007

CONCIALDI EUSABIO RICHARD  
 CONCIALDI ANNA  
 COLALANCIA ANNA MARIE  
 3379 SILOAM RD  
 BEULAH CO 81023-9802 U S A

LOCATION: 301 S UNION AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BG	536409007	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 17 LESS NWLY 2 1/2 FT BLK 48 SOUTH PUEBLO			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
		INCREASE (-) DECREASE	
Non. Res. Land		31500	31500
Total		31500	31500
			+0
			+0
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - COMMERCIAL		3150 Sq. Feet	

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.