

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

536453010

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.

GARCIA MITCHELL FARAH A  
MITCHELL DOUGLAS E  
PO BOX 9116  
PUEBLO CO 81008-0116 U S A

LOCATION: 115 E RIVERWALK UNIT 110

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	60BT	536453010	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
UNIT 110 ECO WALK CONDOMINIUMS AMENDED + INT IN COMMON ELEM ENT FORMERLY #05-364-53-003				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		8678	8678	+0
Non. Res. Structures		148259	152840	+4581
Total		156937	161518	+4581
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND CONDO		1154 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories      Grade
HEALTH CLUB		1154	2010	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.