

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.

536453012

Q D S LLC  
 421 N MAIN ST STE 100A  
 PUEBLO CO 81003-6108 U S A

LOCATION: 115 E RIVERWALK UNIT 300

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BT	536453012	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

UNIT 300 ECO WALK CONDOMINIUMS AMENDED + INT IN COMMON ELEMENT FORMERLY #05-364-53-005

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (+) DECREASE (-)
Non. Res. Land	29499	29499	+0
Non. Res. Structures	480029	436078	-43951
<b>Total</b>	<b>509528</b>	<b>465577</b>	<b>-43951</b>

### VALUE DETAIL INFORMATION

Land				
Description	Area			
COMM LAND CONDO	3923 Sq. Feet			
Commercial Building		Year		
Description	Area	Built	Stories	Grade
OFFICE BUILDING	3923	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.