

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

536462022

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.

HENRIKSON PATRICK  
111 BROADWAY AVE APT 23  
PUEBLO CO 81004-4230 U S A

LOCATION: 201 LAMKIN ST - 408

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BG	536462022	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
UNIT 408 + INT IN CE SECOND AMENDED CONDOMINIUM MAP FOR LAM KIN PLAZA + LAMKIN PLAZA II CONDOMINIUMS FORMERLY #05-364-58-022			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
Residential Land		1400	1400
Residential Structures		141208	195480
Total		142608	196880
			INCREASE (+) DECREASE (-)
			+0
			+54272
			+54272
VALUE DETAIL INFORMATION			
Land			
Description			
CONDO SITE			
Area			
1661 Sq. Feet			
Residential Building			
Area			
Unfinished			
Finished			
Style Type Grade			
Above Ground Basement Basement Garage			
CD2 M 2			
1777 0 0 0			

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.