

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

5812000042

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.

DECKER RICHARD
 PO BOX 163
 RYE CO 81069-0163 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70MS	5812000042		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
12-25-68 COMM AT NE COR OF SD SEC 12, TH WLY ALG N LN OF SD SEC 12 A DIST OF 660.00 FT TH SLY A DIST OF 660.00 FT TO P T OF BEG TH ELY A DIST OF 205.12 FT TO PT ON WLY ROW LN OF A 30.00 EASEMENT TH ALG SD WLY ROW LN THREE COURSES: 1) S 45 DEG 49 MIN 26 SEC E A DIST OF 67.43 FT 2) ON ARC OF CURVE TO RT THRU CENTRAL ANGLE OF 70 DEG 32 MIN 03 SEC WHOSE RAD IS 62.77 FT AN ARC LENGTH OF 77.28 FT 3) S 24 DEG 42 MIN N 37 SEC W A DIST OF 233.09 FT TH WLY A DIST OF 169.33 FT 4) TH NLY A DIST OF 330.00 FT TO PT OF BEG CONTG 1.75A MORE				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		20000	20000	+0
Total		20000	20000	+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.

VALUE DETAIL INFORMATION	
Land	
Description	Area
RES UNPLTD 1 TO 4.99 ACRES	1.75 Acres