

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

611309019

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.

PUEBLO COUNTY SCHOOL DIST 70
C/O T J VINCI
24951 E US HWY 50
PUEBLO CO 81006-2027 U S A

LOCATION: 368 S MCCULLOCH BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70E	611309019	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
PAR A LOT LINE VACATION NO 2013-020 FORMERLY #06-113-09-01 3 + 014			
ACTUAL VALUATION			
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land	36000	2663	-33337
Non. Res. Structures	227291	231995	+4704
Total	263291	234658	-28633
VALUE DETAIL INFORMATION			
Land			
Description	Area		
COMM LAND-GENERAL	6000 Sq. Feet		
Commercial Building	Year		
Description	Area	Built	Stories
RETAIL STORE	4208	2001	1
			Grade
			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.