

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

611413043

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.

TAVIOSAS WINERY LLC  
150 W MANGRUM CT  
PUEBLO WEST CO 81007-1818 U S A

LOCATION: 54 W HAHNS PEAK AVE

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70E	611413043	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
PAR A LOT LINE VACATION NO 2010-004 FORMERLY #06-114-13-01 0 + 011				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		15289	15289	+0
Non. Res. Structures		127938	132971	+5033
Total		143227	148260	+5033
VALUE DETAIL INFORMATION				
Land				
Description		Area		
COMM LAND-GENERAL		33976 Sq. Feet		
Commercial Building		Year		
Description		Area	Built	Stories
RETAIL STORE		1200	2010	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.