

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.

700098116

COWAN JAMES W
 2731 8TH AVE
 PUEBLO CO 81003-1626 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70CS	700098116		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
1/12 INT OIL + MIN RTS NE4 NE4 LYING N OF RIVER 23-20-67 CONTG 30A FORMERLY 07-000-98-030				
		ACTUAL VALUATION		
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Non. Res. Land	17	17	+0	
Total	17	17	+0	
VALUE DETAIL INFORMATION				
Land Description SEV'D MINERAL INTERESTS	Area 30 Acres			

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.