# REAL PROPERTY NOTICE OF VALUATION

**PUEBLO COUNTY**
Frank Beltran
215 West 10th St
Pueblo, CO, 81003

**Date of Notice:** April 30, 2021
**Telephone:** 719-583-6597
**Fax:** 719-583-6600
**Office Hours:** 8:00 A.M. - 4:00 P.M.

| SCHEDULE NUMBER | TAX YEAR | TAX AREA | LEGAL DESCRIPTION/PROPERTY ADDRESS |
|---|---|---|---|
| 534424007 | 2021 | 60B | 428 MORRISON AVE<br>PUEBLO, CO 81005-1303 |

**PROPERTY OWNER**

PORTER MIRANDA
428 MORRISON AVE
PUEBLO, CO 81005-1303

| PROPERTY CLASSIFICATION | ACTUAL VALUE | | + OR - CHANGE |
|---|---|---|---|
| | PRIOR YEAR | CURRENT YEAR | |
| Residential | 118,358 | 155,940 | 37,582 |
| **TOTAL** | 118,358 | 155,940 | 37,582 |

**PROPERTY CHARACTERISTICS**

**Total Acres:** 0
**Total SF of Buildings:** 1,203
**Year Built:** 1955
**Quality:** Average
**Bedrooms:** 3
**Bathrooms:** 1

The assessment rate for residential property is 7.15%, § 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, is assessed at 29%, § 39-1-104(1), C.R.S.

The tax notice you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

**You have the right to protest the classification and/or valuation of your property.**

**Please refer to the reverse side of this notice for additional information.**

## VALUATION INFORMATION

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, 2021, § 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, 2021) may be utilized, § 39-1-104(10.2)(d), C.R.S.

"Improvements" are defined as all structures, buildings, fixtures, fences, and water rights erected upon or affixed to land, whether or not title to such land has been acquired.

Most property in Colorado is revalued every odd-numbered year, § 39-1-104(10.2)(a), C.R.S.

## REAL PROPERTY PROTEST PROCEDURES

**Hearings will be held from May 03, 2021 to 6/3/2021 at 215 West 10th St Pueblo, CO, 81003**

To assist you in the protest process, you may elect to complete and submit the enclosed Protest Form.

**BY MAIL:** If you wish to protest in writing, please include your estimate of property value as of 6/30/2020, and any additional documentation that you believe supports a change in the classification and/or valuation of your property. Written protests must be postmarked no later than June 1, § 39-5-122(2), C.R.S. You may be required to prove that you mailed your protest on or before the June 1 deadline; therefore, we recommend that you retain proof of mailing.

**IN PERSON:** If you wish to protest in person, present to the Assessor's office your estimate of property value as of 6/30/2020, and a copy of any documentation that you believe supports a change in the classification and/or valuation of your property. You must appear in the office of the County Assessor no later than June 1, § 39-5-122(2), C.R.S.

**To preserve your appeal rights, your protest must be either postmarked or received by the Assessor no later than 6/3/2021 - after such a date, your right to protest is lost.**

The Assessor must mail you a Notice of Determination on or before the last working day in June. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization on or before July 15 if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.