

REAL PROPERTY NOTICE OF VALUATION

PUEBLO COUNTY

Frank Beltran
215 West 10th St
Pueblo, CO, 81003

Date of Notice: April 30, 2023
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	
4726421147					

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, 2023, § 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, 2023) 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