

# REAL PROPERTY NOTICE OF VALUATION

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

**Date of Notice: May 1, 2025**  
**Telephone: 719-583-6597**  
**Fax: 719-583-6600**  
**Office Hours: 8:00 AM - 4:00 PM**

| SCHEDULE NUMBER         |                                                                                                        | TAX YEAR | TAX AREA     | LEGAL DESCRIPTION / PROPERTY ADDRESS |               |
|-------------------------|--------------------------------------------------------------------------------------------------------|----------|--------------|--------------------------------------|---------------|
| 0419135006              |                                                                                                        | 2025     | 60B          | LOT 32 BLK 117 BELMONT 8TH           |               |
| Property Owner          | CHAPMAN DONALD E RESIDUARY TRUST/CHAPMAN FAMILY REV TRUST<br>43 BRIARGATE TER<br>PUEBLO, CO 81001-1746 |          |              |                                      |               |
| PROPERTY CLASSIFICATION |                                                                                                        |          | ACTUAL VALUE |                                      | + OR - CHANGE |
|                         |                                                                                                        |          | PRIOR YEAR   | CURRENT YEAR                         |               |
| RESIDENTIAL             |                                                                                                        |          | 171,455.00   | 160,604.00                           | -10,851.00    |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |
|                         |                                                                                                        |          |              |                                      |               |

A change in the assessment rate is not grounds for a protest or abatement of taxes, § 39-5-121(1)(a)(I), 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.**

## REAL PROPERTY PROTEST PROCEDURES

To assist you in the protest process, you may elect to complete and submit the Real Property Protest Form and Real Property Questionnaire shown below.

- BY MAIL:** If you wish to protest in writing, please include your estimate of property value as of June 30, 2024, 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 8, § 39-5-122(2), C.R.S.** You may be required to prove that you mailed your protest on or before the June 8 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 June 30, 2024, 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 8, § 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 June 8 - after such 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.*

## REAL PROPERTY PROTEST FORM

You may use this section of the form to initiate the protest process. If you wish to protest the classification or valuation of your property, please complete this section and return a copy of both sides of this form to the Assessor's office at the address shown on the Notice of Valuation.

**What is your estimate of the property's value as of June 30, 2024? \$ \_\_\_\_\_**  
**What is the basis for your estimate of value or your reason for requesting a review?** (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.)

**Attestation:** I, the undersigned owner or agent (1) of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature \_\_\_\_\_

Telephone Number \_\_\_\_\_

Date \_\_\_\_\_

## REAL PROPERTY QUESTIONNAIRE

### MARKET APPROACH

This approach to value uses comparable sales from the appropriate time period to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value.

Have similar properties in your immediate neighborhood sold within the 18-month data gathering period?

| DATE SOLD | PROPERTY ADDRESS | SELLING PRICE |
|-----------|------------------|---------------|
| _____     | _____            | _____         |
| _____     | _____            | _____         |
| _____     | _____            | _____         |

Based on these sales and accounting for differences between sold properties and your property, state the value of your property. \$ \_\_\_\_\_

### COST APPROACH (For non-residential property only)

This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

| YEAR BUILT                                                                                                                                                                                    | BUILDER               | ORIGINAL CONSTRUCTION COST |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------|
| List all changes made to your property prior to January 1 of the current year, i.e., remodeling of storefront; expansion of storage area; addition to parking, service or manufacturing area. |                       |                            |
| DATE                                                                                                                                                                                          | DESCRIPTION OF CHANGE | COST                       |
| _____                                                                                                                                                                                         | _____                 | _____                      |

Is your structure in typical condition for its age? \_\_\_\_\_ If not, why? \_\_\_\_\_  
Based on the replacement cost of construction and of any changes, including depreciation, state the total value of your property. \$ \_\_\_\_\_

### INCOME APPROACH (For non-residential property only)

This approach to value converts economic net income from the appropriate time period into present worth.

If the property was rented or leased, attach operating statements showing rental and expense amounts for this property.

Indicate square foot rental rate for all tenants. (Attach rent and lease schedule)

If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties.

If an appraisal using the income approach was conducted, please attach.

**FINAL ESTIMATE OF VALUE \$ \_\_\_\_\_**

Esta **NOTICIA IMPORTANTE** es tocante a la valuación de impuestos (tasación) de su propiedad. Si no comprende esta noticia o si tiene algunas preguntas, haga sus preguntas a la oficina del asesor en su condado inmediatamente y le darán información acerca de sus derechos a protestar dichos valores. Si esta noticia se refiere a su casa o otro terreno, usted debe comunicarse con su asesor antes del 8 de junio a más tardar. Si esta noticia es tocante su propiedad personal, usted debe comunicarse con su asesor antes del 30 de junio a más tardar. Si usted no se comunica con su asesor, usted perderá todos los derechos a apelar.