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 YEAR	TAX AREA		LEGAL DESCRIPTION / PROPERTY ADDRESS		
4619405271 2025		70L		PARCEL A LOT LINE VACATION LLV-23-17 FORMERLY #46-194-05-269, 46-194-05-132 & 133			
Property Owner	MORRELL KAREN PO BOX 19124 COLORADO CITY, CO 81019	9-0124					
PROPERTY CLASSIFICATION				ACTUAL PRIOR YEAR		CURRENT YEAR	+ OR - CHANGE
RESI	DENTIAL			31	4,531.00	496,674.00	182,143.00
			TOTAL	31	4,531.00	496,674.00	182,143.00
PROPERTY CHARACTERISTICS	TOTAL ACRES: 1.10 Total SF of Buildings: 1,863 Year Built: 2022 Quality: Average Bedrooms: 3.00 Bathrooms: 2.00	3					

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: IN PERSON:	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. 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? \$							
Attoctation	the undersigned owner or agent (1) of the property identified above, affirm that the statements contained barein and on						

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 QUESTIC	NNAIRE	
MARKET APPROACH This approach to value uses com following items, if known, will help estimate of value.	parable sales from the appropriate time per you estimate the market value of your prope	iod to determine the actua rty. If available, attach a c	al value of your property. The copy of any appraisal or written
Have similar properties in your importies in your imported by the solution of	mediate neighborhood sold within the 18-mon PROPERTY ADDRESS	th data gathering period?	SELLING PRICE
COST APPROACH (For non-resid	for differences between sold properties and your p lential property only) acement construction costs from the appropr		· · · · · ·
	help you estimate the replacement cost of you		
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 <u>NOTICIA IMPORTANTE</u> 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.