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 Y		TAX YEAR	TAX AREA	LEGAL DESCRIPTION / PROPERTY ADDRESS		
	4629400007 2025		70MB	29-24-66 NE4 SE4 40A M/L FORMERLY #46-294-00-005		
Property Owner	COTHRIN GRACIELA R/THU 6505 PICKNEY RD RYE, CO 81069-8928	JRMAN CAROL /	A	006		

PROPERTY CLASSIFICATION		ACTUAL VALUE		+ OR - CHANGE	
PROPERTY CLASSIFICATION		PRIOR YEAR CURRENT YEAR		+ OR - CHANGE	
RESIDENTIAL		355,202.00	383,597.00	28,395.00	
	TOTAL	355,202.00	383,597.00	28,395.00	

PROPERTY CHARACTERISTICS

TOTAL ACRES: 40.00

Total SF of Buildings: 1,216

Year Built: 1998 Quality: Average Bedrooms: 3.00 Bathrooms: 2.00

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 what is the basis for your estimate on necessary and any supporting documentate	of value or your reason for requ	uesting a review? (Pleas , rent roll, appraisal, etc.)	se attach additional sheets as
Attestation: I, the undersigned owner or any attachments hereto are true and comp		above, affirm that the states	ments contained herein and on
Signature	Telephone Number	Date	
	REAL PROPERTY QUEST	IONNAIRE	
MARKET APPROACH This approach to value uses comparable following items, if known, will help you esti estimate of value.	sales from the appropriate time parate the market value of your prop	eriod to determine the actu- perty. If available, attach a	al value of your property. The copy of any appraisal or written
Have similar properties in your immediate DATE SOLD	neighborhood sold within the 18-mo PROPERTY ADDRESS	onth data gathering period?	SELLING PRICE
Based on these sales and accounting for differe	ences between sold properties and your	property, state the value of you	ır property. \$
COST APPROACH (For non-residential pr This approach to value uses replacement The following items, if known, will help you	construction costs from the appro	priate time period to determ our property.	nine the value of your property. ORIGINAL
YEAR BUILT	BUILDER		CONSTRUCTION COST
List all changes made to your property pri addition to parking, service or manufacturin DATE	or to January 1 of the current year ng area. DESCRIPTION OF CHANGE		ont; expansion of storage area; COST
Is your structure in typical condition for its	age? If not, why?		
Based on the replacement cost of consti \$	ruction and of any changes, inclu	iding depreciation, state the	e total value of your property.
INCOME APPROACH (For non-residential pr This approach to value converts economic net in		I into present worth.	
If the property was rented or leased, attach oper Indicate square foot rental rate for all tenants. (If known, list rents of comparable properties. If available, attach operating statements showin If an appraisal using the income approach was a FINAL ESTIMATE OF VALUE \$	Attach rent and lease schedule) g rental and expense amounts for com		ty.
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		•	

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.