## 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	
	0536419016	2025	60BT	LOTS 30 THRU 32 BLK 60 SOUTH PUEBLO FORMERLY #05-364-19-014 + 015	
Property Owner	131 S MAIN ST STE 101 PUEBLO, CO 81003-3415				

PROPERTY CLASSIFICATION		ACTUAL	+ OR - CHANGE	
PROPERTY CLASSIFICATION		PRIOR YEAR	CURRENT YEAR	+ OK - CHANGE
RESIDENTIAL		88,157.00	318,532.00	230,375.00
COMM LAND-OFFICES		12,075.00	12,075.00	0.00
COMMERCIAL OFFICES		190,585.00	340,389.00	149,804.00
	TOTAL	290,817.00	670,996.00	380,179.00

PROPERTY CHARACTERISTICS

TOTAL ACRES: 0.24

Total SF of Buildings: 3,276

Year Built: 1900 Quality: Average Bedrooms: Bathrooms:

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

valuation.									
What is your estimate of the property's value as of June 30, 2024? \$									
Attestation: I, the undersigned owner or again attachments hereto are true and complete		bove, affirm that the staten	nents contained herein and on						
Signature	Telephone Number	Date	<del> </del>						
	REAL PROPERTY QUESTION	ONNAIRE							
MARKET APPROACH This approach to value uses comparable sa following items, if known, will help you estimate stimate of value.	les from the appropriate time per te the market value of your prope	riod to determine the actua erty. If available, attach a c	al value of your property. The opp of any appraisal or written						
Have similar properties in your immediate nei DATE SOLD	ghborhood sold within the 18-mor PROPERTY ADDRESS	nth data gathering period?	SELLING PRICE						
Based on these sales and accounting for difference	es between sold properties and your p	roperty, state the value of you	r 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.  ORIGINAL									
YEAR BUILT	BUILDER		CONSTRUCTION COST						
List all changes made to your property prior addition to parking, service or manufacturing DATE	to January 1 of the current year, area. DESCRIPTION OF CHANGE	i.e., remodeling of storefro	nt; expansion of storage area; COST						
Is your structure in typical condition for its age Based on the replacement cost of construct \$	tion and of any changes, includerty only)		total value of your property.						
If the property was rented or leased, attach operating indicate square foot rental rate for all tenants. (Attach if known, list rents of comparable properties. If available, attach operating statements showing real of an appraisal using the income approach was confinal ESTIMATE OF VALUE \$	ng statements showing rental and exp ach rent and lease schedule) ental and expense amounts for compa	ense amounts for this property	/.						
Esta NOTICIA IMPORTANTE es tocante a la valuación de	mpuestos (tasación) de su propiedad. Si no	o 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.