

Frank Beltran  
PUEBLO COUNTY ASSESSOR  
215 W 10th St.  
Pueblo, CO 81003

**THIS IS NOT A TAX BILL  
PLEASE DO NOT REMIT PAYMENT  
AT THIS TIME.**

## Real Property

# 2019 NOTICE OF VALUATION

4617135004

SUNSHINE FLOYD R  
ANDERSEN FRADENE M  
ENGBAR MYRNA J  
6120 EVERETT ST  
ARVADA CO 80004-5458 U S A

The assessment rate for residential property is projected to be 7.15 percent, 39-1-104.2(3), C.R.S., A change in the projected residential assessment percentage is NOT grounds for protest or abatement of taxes, 39-5-121(1), C.R.S. Generally, all other property including vacant land and personal property is 29 percent of the current year actual 39-1-104(1), C.R.S.

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70L	4617135004	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 25 UNIT 35 COLO CITY			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		3500	3500
Total		3500	3500
Total		3500	+0
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - RESIDENTIAL		19745 Sq. Feet	

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, 2018, 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, 2018 may be utilized, 39-1-104(10.2)(d), C.R.S.