

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

4618314123

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.

JOHNSON TED M + SANDRA B
PO BOX 20197
COLORADO CITY CO 81019-2197 U S A

LOCATION: 3690 TIMPAS DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70L	4618314123	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
PAR A LOT LINE VACATION NO 2011-006 FORMERLY #46-183-14-12 2				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land		6000	6000	+0
Residential Structures		76647	111398	+34751
Total		82647	117398	+34751
VALUE DETAIL INFORMATION				
Land				
Description		Area		
SING FAM RES LAND		.58 Acres		
Residential Building		Area	Unfinished	Finished
Style	Type	Above Ground	Basement	Basement
MFD	F	1558	0	0
Grade	9			Garage
				400

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.