

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

4618414068

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.

WERTZ NANCY C  
WERTZ THOMAS H  
PO BOX 19865  
COLORADO CITY CO 81019-0865 U S A

LOCATION: 4300 E JEFFERSON BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70L	4618414068	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 1415 UNIT 14 COLORADO CITY AMENDED					
		ACTUAL VALUATION			
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		6000	6000	+0	
Residential Structures		187447	228105	+40658	
Total		193447	234105	+40658	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		.49 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Basement
RAN	F	2	1647	1647	0
					Garage
					924

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.