

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

4618414074

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.

CLARK CAROL A  
PO BOX 19227  
COLORADO CITY CO 81019-0227 U S A

LOCATION: 4480 SANDY CREEK DR

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70L	4618414074	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOT 1407 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		189865	231119	+41254
Total		195865	237119	+41254
VALUE DETAIL INFORMATION				
Land				
Description		Area		
SING FAM RES LAND		22794 Sq. Feet		
Residential Building		Area	Unfinished	Finished
Style	Type	Above Ground	Basement	Basement
RAN	F	1827	958	0
Grade		Garage		
2		658		

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.