

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

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.

4629115020

STONE JAMES T  
 5622 CARR ST  
 ARVADA CO 80002-2337 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE				
2019	70L	4629115020		04/30/2019				
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)								
LOT 494 UNIT 15 COLO CITY								
		ACTUAL VALUATION						
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE				
Non. Res. Land		81	81	+0				
Total		81	81	+0				
VALUE DETAIL INFORMATION								
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Land Description</td> <td style="width: 40%;">Area</td> </tr> <tr> <td>VACANT LOT - RESIDENTIAL</td> <td>9048 Sq. Feet</td> </tr> </table>					Land Description	Area	VACANT LOT - RESIDENTIAL	9048 Sq. Feet
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VACANT LOT - RESIDENTIAL	9048 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.