

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

4713309084

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.

HUTCHCROFT KEYVIN L  
SALAZAR SHANNON R  
PO BOX 20306  
COLORADO CITY CO 81019-2306 U S A

LOCATION: 4211 W JEFFERSON BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70L	4713309084	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 786 UNIT 9 COLORADO CITY AMENDED					
TYPE OF PROPERTY		ACTUAL VALUATION			
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		5000	5000	+0	
Residential Structures		122879	149759	+26880	
Total		127879	154759	+26880	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		.68 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Basement
RAN	F	2	1040	1040	936
					Garage
					484

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.