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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

4713409091

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.

GOOKIN CLINT  
8085 CHAFFEE DR  
COLORADO CITY CO 81019 U S A

LOCATION: 5085 CHAFFEE DR

| TAX YEAR  | TAX AREA CODE    | SCHEDULE NUMBER    | DATE                     |
|---|------------------|--------------------|--------------------------|
| 2019  | 70L              | 4713409091         | 04/30/2019               |
| LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE) |                  |                    |                          |
| LOT 404 UNIT 9 COLORADO CITY AMENDED                |                  |                    |                          |
| ACTUAL VALUATION                                    |                  |                    |                          |
| TYPE OF PROPERTY                                    | PRIOR YEAR VALUE | CURRENT YEAR VALUE | INCREASE<br>(-) DECREASE |
| Residential Land                                    | 0                | 5000               | +5000                    |
| Non. Res. Land                                      | 5000             | 0                  | -5000                    |
| Residential Structures                              | 0                | 270083             | +270083                  |
| Total   | 5000             | 275083             | +270083                  |

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.

### VALUE DETAIL INFORMATION

|                      |                |            |          |        |  |
|----------------------|----------------|------------|----------|--------|--|
| Land                 |                |            |          |        |  |
| Description          | Area           |            |          |        |  |
| SING FAM RES LAND    | 28363 Sq. Feet |            |          |        |  |
| Residential Building | Area           | Unfinished | Finished |        |  |
| Style Type Grade     | Above Ground   | Basement   | Basement | Garage |  |
| RAN F 2              | 1609           | 1596       | 0        | 576    |  |