

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

4719000023

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.

CASTANHA JOHN S + AVA M
8055 HIDDEN CREEK RD
RYE CO 81069-8651 U S A

LOCATION: 8055 HIDDEN CREEK RD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70MS	4719000023	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
NW4 NE4 19-24-67 CONTG 40A FORMERLY 47-190-00-001 + 014			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE
Residential Land		25000	25000
Non. Res. Land		3583	3739
Residential Structures		257847	286308
Total		286430	315047
VALUE DETAIL INFORMATION			
Land			
Description		Area	
GRZ 15 A/AU VI-A		39 Acres	
NOT INTEGRAL TO AG OPERATION		1 Acres	
Residential Building		Area	Unfinished
Style	Type	Above Ground	Basement
2ST	F	2049	1316
		Finished	Garage
		Basement	616

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.