

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

4719000024

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.

SAWIN ROBERT S + ALANES J  
PO BOX 65  
RYE CO 81069-0065 U S A

LOCATION: 8070 HIDDEN CREEK RD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70MS	4719000024	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
NE4 NE4 19-24-67 CONTG 40A FORMERLY 47-190-00-001 + 014			
ACTUAL VALUATION			
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE
			INCREASE (-) DECREASE
Residential Land		11050	11050
Non. Res. Land		3583	3739
Residential Structures		420312	464049
Total		434945	478838
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
RAN	F	2695	1099
		Finished	Garage
		Basement	1514

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.