

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

4719000026

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.

HAMBRIC DONNA R TRUST  
DATED 05/01/2018  
PO BOX 786  
RYE CO 81069-0786 U S A

LOCATION: 8080 HIDDEN CREEK RD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70MS	4719000026	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
NW4 SE4 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	+0
Non. Res. Land	1057	1110	+53
Residential Structures	218324	240422	+22098
Total	230431	252582	+22151
VALUE DETAIL INFORMATION			
Land			
Description		Area	
GRZ 40 A/AU VI-D		39 Acres	
NOT INTEGRAL TO AG OPERATION		1 Acres	
Residential Building		Area	Unfinished
Style	Type	Grade	Above Ground
2ST	F	2	1225
		Basement	Finished
		Basement	Basement
		Garage	Garage
		0	0

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.