

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

4719000028

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.

O CONNELL BRADLEY D  
10463 COUNTY ROAD 6  
FORT LUPTON CO 80621-8419 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70MS	4719000028	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
NW4 SW4 19-24-67 CONTG 43.34A FORMERLY 47-190-00-001 + 014					
		ACTUAL VALUATION			
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		25000	25000	+0	
Non. Res. Land		3889	4060	+171	
Residential Structures		15959	18384	+2425	
Total		44848	47444	+2596	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
GRZ 15 A/AU VI-A		42.34 Acres			
NOT INTEGRAL TO AG OPERATION		1 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Garage
RAN	F	0	336	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.