

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

4721001009

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.

BEAN BRADLEY B + CHERYL A  
1517 N WEBER ST  
COLORADO SPRINGS CO 80907-7517 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70MS	4721001009	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
PARCEL D MAP OF RIMROCK CONTG 25A. ALSO E2 OF POR OF THE S E 21-24-67 CONG 6A E2 OF POR OF THE SE4 NE4 BEING APPROX 12A LYING SLY OF A LINE 10 FT NLY OF THE TOP EDGE OF THE RIMROCK BARRIER RUNNING ACROSS THE S2 SE4 NE4 SEC 21 TOTAL 31A FORMER #47-210-01-006			
TYPE OF PROPERTY		ACTUAL VALUATION	
		PRIOR YEAR VALUE	CURRENT YEAR VALUE INCREASE (-) DECREASE
Non. Res. Land		37000	37000 +0
Total		37000	37000 +0
VALUE DETAIL INFORMATION			
Land Description		Area	
VACANT LOT - RESIDENTIAL		31 Acres	

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.