

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

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.

4722001011

BEAN BRADLEY B + CHERYL A
 419 E COLUMBIA ST
 COLORADO SPRINGS CO 80907-7614 U S A

LOCATION: 7591 STATE HWY 165

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70MB	4722001011		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
PARCEL C MAP OF RIMROCK				
		ACTUAL VALUATION		
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land		14000	14000	+0
Residential Structures		333244	405477	+72233
Total		347244	419477	+72233
VALUE DETAIL INFORMATION				
Land				
Description		Area		
SING FAM RES LAND		7 Acres		
Residential Building		Area	Unfinished	Finished
Style	Type	Above Ground	Basement	Basement
RAN	F	3488	3488	0
	Grade			Garage
	2			1163

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.