

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.

4722001012

RICKERSON BRUCE A  
 CAUDILL CANDICE E  
 PO BOX 19195  
 COLORADO CITY CO 81019-0195 U S A

LOCATION: 7591A STATE HWY 165

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70MB	4722001012	04/30/2019

LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)

PARCEL A MAP OF RIMROCK

TYPE OF PROPERTY	ACTUAL VALUATION		
	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	10000	10000	+0
Residential Structures	143066	174179	+31113
<b>Total</b>	<b>153066</b>	<b>184179</b>	<b>+31113</b>

### VALUE DETAIL INFORMATION

Land Description			Area			
Style	Type	Grade	Above Ground	Unfinished Basement	Finished Basement	Garage
SING FAM RES LAND			5 Acres			
RAN	F	2	1362	1362	0	492

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.