

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

4722100001

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.

COLORADO CITY DEV CO  
 PO BOX 20229  
 COLORADO CITY CO 81019-2229 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER		DATE
2019	70L	4722100001		04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
COMM AT SE COR OF LOT 59 UNIT 33 COLORADO CITY; TH N 100.00 FT, E 100.00 FT, S 100.00 FT, W 100.00 FT TO PT OF BEG NO FORMER #				
		ACTUAL VALUATION		
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		25	25	+0
Total		25	25	+0
VALUE DETAIL INFORMATION				
Land Description Area DRAINAGE & PUBLIC USE PARCELS .23 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.