

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

4722108011

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.

CORNELSON SHARON  
PO BOX 19974  
COLORADO CITY CO 81019-0974 U S A

LOCATION: 5970 TALL BULL PL

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	70L	4722108011	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 11 UNIT 8 COLO CITY			
ACTUAL VALUATION			
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Residential Land	6500	6500	+0
Residential Structures	134587	164980	+30393
Total	141087	171480	+30393
VALUE DETAIL INFORMATION			
Land			
Description			
SING FAM RES LAND			
Area			
13361 Sq. Feet			
Residential Building			
Area			
Unfinished			
Finished			
Style	Type	Grade	
Above Ground	Basement	Basement	Garage
BIL	F	2	
840	840	840	418

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.