

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

4722133076

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.

SAKANAI VIRGINIA L
SAKANAI GEORGE K
PO BOX 19555
COLORADO CITY CO 81019-0555 U S A

LOCATION: 6061 KANEACHE BLVD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70L	4722133076	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
PAR A LOT LINE VACATION NO 2009-002 FORMERLY #47-221-33-02 4 + 025					
TYPE OF PROPERTY		ACTUAL VALUATION			
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		7500	7500	+0	
Residential Structures		208247	255022	+46775	
Total		215747	262522	+46775	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		.43 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Basement
RAN	F	2	1552	1552	1552
					Garage
					900

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.