

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

4722408039

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.

ROSE AJ + DANIEL GUY  
659 S SEASIDE DR  
PUEBLO WEST CO 81007-2816 U S A

LOCATION: 6275 WACO MISH RD

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER			DATE
2019	70L	4722408039			04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
LOT 82 UNIT 8 COLO CITY					
		ACTUAL VALUATION			
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		6500	6500	+0	
Residential Structures		223482	272721	+49239	
Total		229982	279221	+49239	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		21334 Sq. Feet			
Residential Building		Area	Unfinished	Finished	
Style	Type	Grade	Above Ground	Basement	Basement
RAN	F	2	1575	1575	0
					Garage
					860

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.