

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

4726132128

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.

KAWAI HIROSHI + KAYO TRUSTEE
819 W 173RD ST
GARDENA CA 90247-5809 U S A

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE	
2019	70L	4726132128	04/30/2019	
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)				
LOT 217 UNIT 32 COLO CITY				
TYPE OF PROPERTY		ACTUAL VALUATION		
		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE
Non. Res. Land		80	80	+0
Total		80	80	+0
VALUE DETAIL INFORMATION				
Land Description		Area		
VACANT LOT - RESIDENTIAL		3944 Sq. Feet		

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.