

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

4726200002

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.

DODGE LEONARD DUSTIN
DODGE KATHERINE ANN
7338 W STATE HIGHWAY 165
PUEBLO CO 81004-9707 U S A

LOCATION: 7338 STATE HWY 165

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE		
2019	70MB	4726200002	04/30/2019		
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)					
POR NW 1/4 BEG PT ON S R/W OF HWY 165 WH E 1/4 COR BEARS S 59 DEG 14 MIN 04 SEC E 3866.97 FT TH S 1 DEG 13 MIN 18 SEC 1013.17 FT TH N 88 DEG 46 MIN 42 SEC W 981.57 FT TH N 1 DEG 13 MIN 18 SEC E 1118.96 FT TO S R/W OF HWY 165 TH ELY ALONG SD R/W 991.61 FT TO PT BEG. IN 26-24-67 24.525A FORMERLY #47-260-00-002					
		ACTUAL VALUATION			
TYPE OF PROPERTY		PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (-) DECREASE	
Residential Land		32500	32500	+0	
Residential Structures		186068	225564	+39496	
Total		218568	258064	+39496	
VALUE DETAIL INFORMATION					
Land					
Description		Area			
SING FAM RES LAND		24.53 Acres			
Residential Building		Area	Unfinished	Finished	
Style	Type	Above Ground	Basement	Basement	Garage
RAN	F	2	2124	1440	825
					615

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.