

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

536453011

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.

G PROPERTIES LLC
19 S TEJON ST STE 400
COLORADO SPRINGS CO 80903-1557 U S A

LOCATION: 115 E RIVERWALK UNIT 200

TAX YEAR	TAX AREA CODE	SCHEDULE NUMBER	DATE
2019	60BT	536453011	04/30/2019
LEGAL DESCRIPTION OF PROPERTY - (MAY BE INCOMPLETE)			
LOT 200 ECO WALK CONDOMINIUMS AMENDED + INT IN COMMON ELEMENT FORMERLY #05-364-53-004			
ACTUAL VALUATION			
TYPE OF PROPERTY	PRIOR YEAR VALUE	CURRENT YEAR VALUE	INCREASE (+) DECREASE (-)
Non. Res. Land	29944	29944	+0
Non. Res. Structures	455031	518817	+63786
Total	484975	548761	+63786
VALUE DETAIL INFORMATION			
Land	Area		
Description	3982 Sq. Feet		
COMM LAND CONDO		Year	
Commercial Building			
Description	Area	Built	Stories
MEDICAL OFFICE BUILDING	3982	2010	1
			Grade
			2

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.